

San Simeon Phase 1 Residents' Association, Inc.
Minutes of the Board of Directors' Meeting
Held on April 4, 2017 at the San Simeon Clubhouse

1. Roll Call/Establish a Quorum/Call to Order: at 7:00 p.m.

President	Eric Vincent	-	Present
Vice President	Barry Smith	-	Present
Secretary	Elizabeth Diamond	-	Absent
Treasurer	Arlene Creeden	-	Present
Director	John Nychis	-	Present

Quorum present? Yes

Others Present:

Marie Hamling - CAM, Paradigm Real Estate Corp.

Dave Munro – CAM, Paradigm Real Estate Corp.

2. Disposal of Unapproved Minutes: November 8, 2016 Board of Directors Meeting
January 19, 2017 Board of Directors Organizational

Motion: A motion was made by Arlene Creeden to approve the minutes of November 8, 2016 and January 19, 2017 as written. Seconded by John Nychis. **Motion passed unanimously.**

3. Appearance of fined tenant

The tenant presented a letter regarding unpermitted animals being companion animals. The Association's attorney's advice on physician letters was read.

Motion: Arlene Creeden moved to have the Association request the information included in the attorney recommendation, which would include a description of what the disability is. Seconded by Barry Smith. **Motion passed unanimously.**

4. Treasurers Report

Arlene Creeden reported on the financial reports through February 2017. A full copy of the end of month report is available upon request from Paradigm Real Estate Corp.

- Collections

The Board discussed the requests submitted by account numbers 1165 and 1188 to waive late fees and interest and agreed to deny the requests because the payments were received late.

The discussion to proceed with foreclosure on an unpaid assessment was tabled because the Association received information the lender would be foreclosing on the unit.

5. Management Report: Marie Hamling presented the management report as attached to these minutes.

6. Director/Committee Reports

- Rules and Regulations Committee

John Nychis gave an update on committee recommendations concerning parking and shutter rules. The rules need to be consolidated into one document.

Motion: Eric Vincent moved to adopt the proposed rules with the deletion of the enforcement section in the parking rules; the change to Red's towing that vehicles can be towed without notice; and the inclusion of rules regarding basketball hoops, fire pits, short term rentals, pet rules, restriction against renters reserving clubhouse and a statement that shutter screens can be a dark color. Seconded by John Nychis. **Motion passed unanimously.**

- Landscape Committee – No discussion

7. Old Business:

The handicap access repair at the clubhouse was tabled.

8. New Business:

A. Fine/and/or suspension on an owner for non-compliance

Account # 1121 has a non-approved renter

Motion: Eric Vincent moved to fine the owner \$50 per day until there is compliance. Seconded by Arlene Creeden. **Motion passed unanimously.**

Fine will be imposed at the time fining committee confirms the fine, if it does so.

B. Bids for lake and wetlands maintenance

Motion: Arlene Creeden moved to go with Aquatic Weed for both services. Seconded by Eric Vincent. **Motion passed unanimously.**

C. Bids for trash removal/compactor

Motion: Arlene Creeden moved to change to the City of Fort Myers compactor rental. Seconded by John Nychis. **Motion passed unanimously.**

D. Bids for two elliptical machines in fitness room

Motion: Eric Vincent moved to purchase one Spirit CE800 from Gym Equipment Repair with the ability to purchase a second within a month if it is deemed to be a good piece of equipment. Seconded by Arlene Creeden. **Motion passed unanimously.**

E. Replace chemical barrels in pool equipment area

Motion: Barry Smith moved to replace the existing chemical barrels with those proposed by Oasis Pools. Seconded by Eric Vincent. **Motion passed unanimously.**

F. Bids for pool and spa renovation

Motion: Arlene Creeden moved to renovate the spa only using Barnes Pools. After discussion, the motion was seconded by Eric Vincent. **Motion passed unanimously.**

G. Add internet for camera system - Tabled

H. ADT proposal for security equipment/monitoring

It was decided to get community input to decide whether to commit to ADT's proposal. A survey will be sent with the newly adopted rules and regulations.

I. DR Horton buildings repair and painting – legal consideration

Barry Smith found an attorney who will represent the Association at no cost and no fees unless they recover monies, of which they keep 40%.

DR Horton will caulk and paint which will cost them about \$75,000, but the Association has to give up any rights for the rest of the warranty period.

Eric Vincent discussed hiring an engineer to determine structural integrity. Marie will do some research into engineers. Other attorneys will be looked at also.

J. Levitt buildings repair and painting

An engineer will look at the Levitt buildings also.

K. Reimbursement for drainage repair – 4096 Cherrybrook

Motion: Barry Smith moved to reimburse the owner. Seconded by Eric Vincent. **Motion passed.** In favor: Barry Smith, Eric Vincent, and John Nychis. Opposed: Arlene Creeden.

L. Bid to repair drainage between 4017 and 4021 Cherrybrook – Tabled

M. Plant replacement

TruScapes will be asked for a proposal to replace dead plants and trees.

N. Adjournment: 8:30pm

Motion: Eric Vincent moved to adjourn the meeting at 8:30pm. Seconded by Barry Smith. **Motion passed unanimously.**

Respectfully submitted by:
Marie Hamling, CAM
Paradigm Real Estate Corp.