

<p style="text-align: center;">San Simeon Phase 1 Residents' Association, Inc. Minutes of the Board of Directors' Meeting Held on July 27,2017 at the San Simeon Clubhouse</p>

1. Roll Call/Establish a Quorum/Call to Order: at 7:02 p.m.

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

Quorum present? Yes

Others Present:

James Ro, CAM, Sun Vast Properties, Inc.

2. Presentation by Salvatore Scro, ESQ and Sam Rodriguez, paralegal from Tannenbaum Scro Attorneys at Law regarding what options we have in hiring their firm (construction defect litigation) to get compensation for the DR Horton stucco issues resolved and maybe find someone responsible to compensate for the recent Levitt stucco issues.

Synopsis- They would have an engineer inspect and test both good and bad buildings, find a cause and come up with a \$ damage estimate to repair. The timeframe to pursue this settlement is 4 years from discovery and 10 years max. Since discovery of our problems are within the 4 year range, we are able to do this. The process is started under FL statute 558 (costs \$2-5K) when they give the liable party notice, the respondent has 75 days to respond. Timeline if hired- Line up experts to do the testing, send out the 558 notice, accept or deny the offer, if denied by us they will start the action/case to go to court. This process can hurt owners wanting to sell because you have to tell potential buyers we are in litigation regarding this matter. The process can take up to 3 years to be resolved but most cases are settled and do not go to court. Costs include approximately \$15-25K for attorney fees and \$20K for experts. Tannenbaum & Scro will be giving us their proposal contracts to review.

DR Horton proposed a settlement but then you release them from all future repairs. They have already done some repairs and they are not good so how could we trust them this time.

3. Disposal of Unapproved Minutes: 4-4-2017 and 6-19-2017

Motion: A motion was made by John to approve the minutes of April 4, 2017 and June 19, 2017 as written. Seconded by Elizabeth, **Motion passed unanimously.**

4. Treasurers Report

Arlene Creeden reported on the financial reports through end of June 2017. A full copy of the end of month report is available by contacting Sun Vast in writing (at owner expense).

-Operational Cash	\$319,873
-Reserves	\$679,909
-Accounts Receivable	\$33,048
-Allowance for Bad Debt	\$5,287

-Prepaid expenses	\$13,673
-Refundable Deposits	\$6,089

5. Management Report: Introduced our new management company, Sun Vast and our CAM (community association manager) James Ro.

Sun Vast Properties

321 Interstate Blvd

Sarasota, FL 34240

941-378-0260 phone 941-378-0322 fax

info@sunvast.net

6. Committee Reports:

- Architectural Review Committee- needs one more member, no one committed but after meeting Amy Maneval offered herself for this position.
- No fining committee report.
- No landscape committee report.
- Rules/regulations committee- shutter and parking rules to be included in next owner mailing.

7. Old Business:

A. ADT Levitt contract renewal discussion- Elizabeth Diamond and Claire Kehoe knocked on every Levitt home on Saturday 7-22-2017. Elizabeth stated that the contract was given to the Board 11-2016, and the 4-2017 minutes mentioned to do a mail out survey to owners but it never happened so this door knock survey was limited.

If contract is not renewed, the remaining four months of this years' contract will be subtracted from your HOA dues (Levitt) next year. If the contract is renewed, the remainder of the \$18.64 minus the Option chosen will be put into the reserves account.

Questions asked:

1. own or rent

2. use your alarm yes/no

3. options for owners only

#1 continue same \$12.99

#2 upgrade \$13.99-15.99

#3 upgrade/no landline needed \$16.99-18.99

#4 don't renew contract

Levitt owners= 131

Results:

Not home (includes "snowbirds") = 90

Owners- Use 6/don't use 20 (some systems aren't even complete to use)

Renters- Use 2/don't use 11 (many of these didn't even know they could use)

Option vote- #1 2

#2 6

#3 4

#4 5

ADT would not offer month to month to complete the year.

Motion: A motion was made by Arlene to accept Option #2. Not seconded.

2nd Motion: A motion was made by John to not renew. Seconded by Eric. **Motion passed. In favor: Elizabeth, John and Eric. No: Arlene**

B. Elliptical- Owner discussion about this new equipment. Owners not happy with it, "cheap and meant for minors". John offered to go to local gyms and ask them about the ellipticals they have bought and use, getting their opinions whether they are happy or not with their purchase/repair history etc.

TABLED UNTIL JOHN REPORTS HIS FINDINGS AT NEXT MEETING

8. New Business

A. Towing issues- Recently someone had an unknown car parked in their driveway. Owner called me to call Red's towing company as they told her only a Board member could authorize towing. When I called them they told me a Board member has to be present to sign for it! This policy is not manageable because there are working Board members and snowbirds. The Board has to call for any towing in the common areas only. If you have an unknown vehicle in your driveway, you, the owner can call them yourself (private property).

Red's towing 936-4461

Elizabeth thought up a new system if Red's will accept it. The Board will establish a "code word", if a Board member calls them for a tow; we give them the "code word" instead of being there to sign for the tow. The "code word" can be changed each time a Board member is added/deleted.

Elizabeth will look into this policy change.

B. Renters with dogs- Renters sign a document where it states they have read all of our documents and in bold it states **RENTERS CANNOT HAVE DOGS**, they move here and either bring in their dog or get one after moving in.

ALL AGREED TO SEND TO FINING COMMITTEE

C. Glass front door put in after their request was denied.

ALL AGREED TO SEND TO FINING COMMITTEE

D. New sign needed at compactor- large letters, "ALL ITEMS MUST FIT INTO COMPACTOR. VIOLATORS WILL BE FINED." John offered to complete task.

Motion: A motion was made by John to install a new sign at the compactor. Seconded by Eric.
Motion passed unanimously.

E. People parking in front of fire hydrants- Elizabeth called FMFD, they said that if the fire hydrant is farther than 7 ½ feet from the street it is OK to park there BUT would you want someone parked there if you had a fire? She asked if we can paint the curb in front yellow as a deterrent, they said yes if it is private property (not county). Yes it is private property.

Motion: A motion was made by Elizabeth to paint the curbs in front of the fire hydrants yellow throughout the community. Seconded by Eric. James will ask Richard Moses to do this. **Motion passed unanimously.**

F. Relay the message to all owners that NO vehicles can park in a snowbird's driveway without their written permission in their file.

G. Scanning 16-17 boxes of documents into a system for easier management- A motion was made by Eric to spend up to \$15/hr to hire someone to get this done. Not seconded. James mentioned that he used to work doing this and does not recommend doing this because of "hacking", even if you scan into an external hard drive, this can get infected. He states you could put it into a "cloud" system hoping it doesn't get infected. Eric states there really are only 2 boxes that we need to keep and asked if we could get rid of the rest? We do need to keep certain files for seven years like meeting minutes and permits but we can get rid of certain things like invoices and violation letters.

All agreed we will all participate in going through the documents and get rid of those things James says we can.

H. Reserve Study- James discussed having GabRobins do this study but he now recommends Townsend Appraisals to do this reserve study/appraisal for \$3,640. Eric says he thinks our buildings are approximately 20% undervalued. Our insurance will be up for renewal in 1-2 months.

Motion: A motion was made by Eric to hire Townsend Appraisals for 2017 only. Seconded by Elizabeth. **Motion passed unanimously.**

I. Truscapes proposals- Tree replacement, sod and bushes (past and present).

Motion: A motion was made by Eric to approve the proposals for \$386. Seconded by Elizabeth. **Motion passed unanimously.**

Motion to Adjourn was made by Eric at 8:57pm. Seconded by John. Motion passed unanimously.

Respectfully submitted by:

Elizabeth Diamond

San Simeon Board Secretary