

San Simeon Phase 1 Residents' Association, Inc.
Minutes of the Annual Board Meeting
January 17, 2019 at the San Simeon Clubhouse

1. **Roll Call/Establish a Quorum/Call to Order: at 7:06 p.m. The Annual Board Meeting notice was sent out two weeks in advance per requirement.**

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

Quorum present? Yes

Others Present:

James Ro, CAM, Sun Vast Properties, Inc.

2. **Disposal of Unapproved Minutes: Motion:** A motion was made by Elizabeth to approve the minutes of the Board Meeting of 11-6-2018 as written, Arlene seconded. **Motion passed unanimously.**
3. **Candidate Statements for Election of 2 Board members: Arlene Creeden, Barry Smith, Elizabeth Diamond, William (Bill) Schwalm, Frank Melione (Victoria Toher took herself off the ballot).** Bill and Frank spoke. Barry asked if anyone who voted for Vicky would like to change their vote, 2 owners did. Three owners offered to count the ballots- Sandy, Larry and Faye. **Motion:** A motion was made by Arlene to approve these three people to count the ballots, seconded by Elizabeth. **Motion passed unanimously.** Number of votes/proxy's needed for election- 219 units divided by 15% = 33, we have 56. **VOTE COUNT:** Arlene, Barry and Elizabeth will remain on the Board. **VOTE COUNT: Waive year-end financial audit 2018 (use financials only):** Yes 34, No 17
Using reserves as needed for temporary cash flow needs 2019: Yes 48, No 5
Allow glass inserts on front doors: Yes 47, No 8, Rules & Regulations Committee will meet to finalize the guidelines.

4. **Treasurers Report**

Arlene Creeden reported on the financial reports through end of fiscal year 2018. A full copy of reports are available by contacting Sun Vast in writing (at owner expense).

-Operating Cash	\$128,379.04
-Reserves	\$954,005.37
-Accounts Receivable	\$22,543.53
-Allowance for Bad Debt	\$5,287.05
-Prepaid expenses	\$46,535.81
-Refundable Deposits	\$6,089
-Misc. income/fees	\$1,984.82
Total Assets	\$1,154,250.52

5. **Neighborhood update:** Barry- Fountain motor broken, was fixed/new motor and it broke within the next week. Company states we have to install a surge protector to prevent future lightning strikes to damage it, this was done and new motor was installed. Lake pump (\$10,200) has been replaced; this pulls water from a well (140ft deep) as the lake water gets depleted as we use it for our irrigation of common areas. Sod replacement throughout the community. Mulch was just laid. Nuisance trees (leaves in pool caused problems) around pool

have been removed (Truscapes wanted \$5000, John found someone to do it for \$1400). Hurricane damage to exterior fence, Barry, Arlene, John and James have all checked with a lot of companies for repair or replacement, they are a strange size and no company will even cut down a larger one if we purchase, we will look into getting a welder or fabricator to come and fix. Barry just ordered new life rings and rope for the pool. Horton lawsuit is getting ready to go to mediation, there are a lot of defendants/contractors/subcontractors in this case. Rumors that money will be used by Levitt-NO, it will go into a Horton only account. We were told that sometimes these cases can take up to three years to resolve so this seems to be moving along at a quicker pace. James said we are going after \$1.5 million. Clarified that when a Levitt roof gets fixed it is paid through their own roof account and the same goes for Horton. Plant/tree replacement will happen as soon as new budget takes effect. New stop light going in at Winkler and Challenger, there have been over 200 accidents at that intersection in the past year.

6. New Business:

-Proposal to buy new pool furniture 4 tables/4 umbrellas/16 chairs, \$3,500. Next year we could re-strap the chaise lounges to match the new chairs and umbrellas, blue/white. **Motion:** A motion was made by Arlene to approve \$3,500 to buy the new pool furniture from Leaders Furniture, Barry seconded. **Motion passed unanimously.**

-Proposal to buy a new pool heater (2 of our 3 pool heaters are working), the one being replaced is the original one, the others have already been replaced. Barry reviewed the proposals with cost/BTU's/warranties, \$3,300-3,800. **Motion:** A motion was made by Barry to approve up to \$3,800 to buy a new pool heater, Elizabeth seconded. **Motion passed unanimously.**

-While lake level is low Arlene would like volunteers to come out this Saturday at 10am to go around edge of lake to pick up trash and dead landscape debris, we will supply the garbage bags. Several owners volunteered.

-Does the Board approve Elizabeth's Clubhouse Long-term Parking Approval Form? Approved by Board, does not need a vote. Elizabeth will send to our Webmaster.

-Problems with people leaving large and not broken down items at dumpster. Barry asked if we could get a reciprocal saw so Barry and John (or any others willing to help out!!) can cut them down so they fit into the dumpster. **Motion:** A motion was made by Barry to approve up to \$200 to buy a reciprocal saw, Elizabeth seconded. **Motion passed unanimously.**

-PLEASE RECYCLE!! If a box is too big to fit, break it down so it does, do not just leave it there. You are not supposed to put plastic bags into the recycle bin- please change the way you put your recyclables into the bin. We do not have to pay anything for recyclable items whereas we do pay for the weight of our trash. **TRASH / RECYCLE DAY IS WEDNESDAY so if the dumpsters are gone when you go down there, please take your stuff back home instead of leaving it there.**

Attachments: Clubhouse long-term parking approval form and glass door insert criteria (not approved by the Board yet).

Motion to Adjourn was made by Arlene at 7:49 p.m., seconded by Barry. Motion passed unanimously.

Respectfully submitted by:

Elizabeth Diamond

San Simeon Board Secretary