

San Simeon Phase 1 Residents' Association, Inc.
Minutes of the Annual Board Meeting
January 27, 2021 at the San Simeon Clubhouse

These minutes were recorded from my written notes and from memory because my voice recorder didn't record!

1. **Roll Call/Establish a Quorum/Call to Order: at 6:01 p.m. The Annual Board Meeting notice was sent out two weeks in advance per FL statute.**

President	John Nychis	-	Present
Vice President	Barry Smith	-	Present
Secretary	Elizabeth Diamond		Present
Treasurer	Arlene Creeden	-	Present by phone
Director	Ted Ravas	-	Present

Quorum present? Yes

Others Present: James Ro, CAM, Sun Vast Properties, Inc.

2. **Certification of Quorum for voting- 45 ballots submitted, yes, can proceed with counting** (number of votes/proxy's needed for election= 219 units divided by 15%= 33) .
One owner from household needs to sign-in on the official sign-in sheet.
3. Volunteers for ballot counting- Claire and Faye.
4. **Treasurers Report**

Arlene Creeden reported on the financial reports through 12/31/2020. A full copy of reports are available by contacting Sun Vast in writing (at owner expense).

-Operating Cash	\$82,152.29
-Reserves	\$1,446,025.57 (roof replacement, painting, etc.)
-Accounts Receivable	\$2,658.98
-Allowance for Bad Debt	\$5,287.05
-Prepaid expenses	\$78,113.89
-Refundable Deposits	\$6,089
Total Assets	\$1,609,752.68

5. **Old Business:** DR Horton trial to start 8/2022. SFR roof replacement litigation moving forward, Barry will be deposed with both sides of lawyers present on phone call 2/2021.
6. **New Business:** Since Arlene took over the task of entering/deleting key cards and codes for the front gate and amenity entry she says that the two systems need to be combined. Presently the cards are managed through a phone line and the new front gate entry system is managed through the internet. **Motion:** A motion was made by Barry and seconded by Elizabeth to pay Liftmaster the funds needed to combine the two systems via internet to allow for easier data entry by Arlene, to be taken out of the Maingate (gate) reserves. **Motion passed unanimously.** Get quotes for painting (we use Sherwin Williams paint), seal and paint stucco to include soffits, no wood. We need to get quotes for each owner that needs the wood replaced that has rotted, this will be at owner expense. Not just under the gutters but around the entire home.
7. **James- "ballot counting is done, would anyone like to change their vote?": No**
NEW BOARD MEMBERS: Val Leclerc, Barry Smith and Arlene Creeden
CONGRATULATIONS!
Owner votes: 1. Waive year-end financial audit (use financials only) YES=31 NO=14
2. Using reserves as needed for temporary cash flow needs 2021 YES=31

NO=12

Motion to Adjourn was made by John at 7:08 p.m., seconded by Barry. Motion passed unanimously.

Respectfully submitted by:

Elizabeth Diamond

San Simeon Board Secretary