

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 23, 2009
MINUTES**

- NOTICE** With notice given and received, the Regular Meeting of the Board of Directors of the San Lorenzo Community Association was held on February 23, 2009, at the San Lorenzo Clubhouse.
- PRESENT** Brooke Thomas, President
Joe Capotrio, Treasurer
Damien Delany, Member at Large
Annette Gilbert, Secretary
- Taryn Martin, Action Property Management, Inc.
Ten (10) homeowners
- ABSENT** Jim Holas, Vice President
- CALL TO ORDER** The meeting was called to order at 6:00 P.M. by Brooke Thomas, President
- APPROVAL OF AGENDA** A motion was made, seconded and carried unanimously to approve the meeting agenda as presented.
- EXECUTIVE SESSION DISCLOSURE** The following topics have been discussed in the Executive Session immediately preceding the Board meeting; Lien Resolutions.
- COMMITTEE REPORTS** **Clubhouse Committee**
The clubhouse committee presented their meeting minutes for the month. Open issues for the committee include the pending approval of the community room guidelines and rental application.
- OPEN FORUM** Ten (10) homeowners were present to listen to issues including: towing, parking, storage in garage, fake plants in the clubhouse and non-compliance issues.
- CONSENT CALENDAR** A motion was duly made and seconded to approve the minutes of the executive meeting held on January 26, 2009 as presented and the regular meeting held on January 26, 2009 with amendments. Motion carried unanimously. The Consent Calendar will become a part of and is attached to these minutes.

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 23, 2009- PAGE 2**

**UNFINISHED
BUSINESS**

Revised Proposal for Additional Bait Stations

Management included the revised proposal as provided by Rodent Pest Technologies, Inc. in regard to adding additional bait stations throughout the community. The Board decided to table the issue and for Management to include the proposal on the agenda in three (3) months.

Annual Roof Maintenance Proposals

Management included two (2) annual roof maintenance proposals as provided by Antis Roofing and Weatherproofing and McCormack Roofing & Window. A motion was duly made, seconded and carried to approve the proposal as presented by McCormack Roofing & Window not to exceed \$9,980.00 contingent upon the inspections are quarterly and reports for each inspection are provided to the Board.

Landscape Proposals

Management included one (1) proposal presented to the Board in December for landscape replacement on Pelham and Northern Dancer. A motion was duly made, seconded and carried to approve the proposal as presented not to exceed \$248.00.

Community Room Reservation Guidelines and Rental Agreement

Management informed the Board the community room reservation guidelines and rental agreement were mailed to the community for a 30 day review period and will be included on the agenda for the March Directors Report.

Community Handbook

Management included the revised Community Handbook for the Board to review. The Board informed Management of more changes to be made to the handbook and requested it be emailed to the Board for review prior to mailing.

**NEW
BUSINESS**

Speeding in the Community and other Vehicle/Garage Violations

This issue was included on the agenda for the Board to discuss. The Board requested Management obtain proposals to install additional speed limit signs throughout the community (10mph). A motion was duly made, seconded and carried to approve Nordic Security to complete a community wide garage inspection of each home to ensure they are being used for parking and not storage. Management will send a notice to the Homeowners giving them 30 days to prepare for the inspection.

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 23, 2009- PAGE 3**

CLS Maintenance Charges

This issue was included on the agenda for the Board to discuss. Brooke Thomas is going to provide billing information for the beginnings phases to compare to the actual costs billed by CLS Landscape. Once Management has all the documents, copies will be forwarded to CLS requesting reimbursement for the overages

Lien Resolutions

In accordance with the Association's Collection Policy, a lien is in process for units 4802140760 and 4802110240 for delinquent assessments, late charges, and the costs of collection. Management included the "Resolution of the Board of Directors Foreclosure of Liens" to be approved by the Board. A motion was duly made and seconded to proceed with the foreclosure process against units 4802140760 and 4802110240. Motion carried unanimously.

Review of Design Review Guidelines

Management included the current Design Review Guidelines for the Board to review. A motion was duly made, seconded and carried to approve the Design Review Guidelines with amendments.

Review of Annual Maintenance Calendar

Management included the current Annual Maintenance Calendar for the Board to review. A motion was duly made, seconded and carried to approve the Annual Maintenance Calendar with amendments.

**NEXT
MEETING**

The next regular meeting of the Board of Directors will be held on March 23, 2009 at 6:00 P.M. at the San Lorenzo Clubhouse.

ADJOURN

There being no further business to come before the Board at this time, the meeting was adjourned at 8:39 P.M.

ATTEST

Respectfully Submitted by, Taryn Martin, Community Manager.

APPROVED BY THE BOARD 2/23/09