

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MARCH 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 March 23, 2009, at the San Lorenzo Clubhouse.
- PRESENT** Brooke Thomas, President
Joe Capotrio, Treasurer
Jim Holas, Vice President
Annette Gilbert, Secretary
- Taryn Martin, Action Property Management, Inc.
Twelve (12) Homeowners
- ABSENT** Damien Delany, Member at Large
- CALL TO ORDER** The meeting was called to order at 6:03 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 and Non-Compliance Issues.
- 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. In addition, the committee has requested someone other than SHEA assess the problem with the clubhouse doors.
- OPEN FORUM** Twelve (12) Homeowners were present to discuss issues including: parking, storage in garage, stop signs on Emerald Downs, landscaping, the slopes on Bastenchury and wrought iron.
- CONSENT CALENDAR** A motion was duly made and seconded to approve the minutes of the executive meeting and regular meeting held on February 23, 2009 as presented. Motion carried unanimously. The Consent Calendar will become a part of and is attached to these minutes.

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**UNFINISHED
BUSINESS**

Proposals for Wrought Iron Repair

Management included the proposal as provided by CPR Construction in regard to repairing the damaged wrought iron throughout the community. Real Estate Repairs also inspected the property and doesn't agree with the total linear feet (over 6,000 sq. feet) CPR is recommending to repair and requested the landscaper pull back the foliage that has grown over or is covering the bottom wrought iron railings. The Board agreed with Real Estate Repairs and would like Management to ensure Park West Landscape start trimming or pulling back the overgrown foliage on the wrought iron this week. Management will walk property with Park West Landscape Friday, March 27, 2009.

Community Handbooks

Management included this item on the agenda for the Board to review the community handbook one final time before copies are made. No further revisions were requested. Management will make 174 copies of the handbook and a unit listing of the community and provide everything to Joe Capotrio and Annette Gilbert for distributing. Management will mail the handbooks to the offsite Homeowners.

CLS Maintenance Charges – Status Update

Management informed the Board the balance owed to the Association in over charges from CLS Landscape was mailed and faxed to CLS main office requesting payment in full. Management received a call from Pat Strobal, Vice President, informing CLS Landscape will not reimburse the Association for the overages. The Board requested Management send the information to David Cane for his recommendation on how to proceed.

**NEW
BUSINESS**

Approval of Community Room Guidelines & Rental Application

Management included the revised Community Room Guidelines and Rental Application that was mailed out to the Community for a 30 day comment period. No comment forms were mailed back to Action. A motion was duly made, seconded and carried to approve the Community Room Guidelines and Rental Application as presented.

Garage Inspections

Management included this item on the agenda for the Board to further discuss the plan of having a community wide garage inspection conducted by Nordic Security. Management announced it in the Newsletter to forewarn the community. The Board requested Management contact Nordic Security to see if they will look into each garage thru the windows, if not, the garage inspection will be conducted as planned.

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Handicapped Access on Emerald Downs Drive

Management included this item on the agenda after receiving an email from a Homeowner stating the east sidewalk of Emerald Downs does not meet the State Handicap Law. Brooke Thomas informed the Board she will provide Management with a map of the ADA paths within the community to forward to the Homeowner.

**NEXT
MEETING**

The next regular meeting of the Board of Directors will be held on April 27, 2009 at 4:30 P.M. at the San Lorenzo Clubhouse. Executive Session will be held at 4:00 P.M. and the Annual Meeting will be held at 6:00 P.M.

ADJOURN

There being no further business to come before the Board at this time, the meeting was adjourned at 8:00 P.M.

ATTEST

Respectfully Submitted by, Taryn Martin, Community Manager.

APPROVED BY THE BOARD OF DIRECTORS APRIL 27, 2009.

**SAN LORENZO COMMUNITY ASSOCIATION
MARCH 23, 2009
CONSENT CALENDAR**

- A. BE IT RESOLVED, That the Board Meeting Minutes of February 23, 2009 are approved as presented.
- B. BE IT RESOLVED, That the Executive Session Minutes of February 23, 2009 are approved as presented.
- C. BE IT RESOLVED, That the Financial Statement for the period ending February 28, 2009, is accepted as presented.