

**SAN LORENZO COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
APRIL 27, 2009  
MINUTES**

- NOTICE** Upon due notice given and received, the Regular Meeting of the Board of Directors of the San Lorenzo Community Association was held on April 27, 2009, at the San Lorenzo Clubhouse.
- PRESENT** Brooke Thomas, President  
Jim Holas, Vice President  
Joe Capotrio, Treasurer
- Jeanean Gillespie, Action Property Management, Inc.  
Taryn Martin, Action Property Management, Inc.  
Lori Yarborough, Action Property Management, Inc.
- ABSENT** Annette Gilbert, Secretary  
Damien Delany, Member at Large
- CALL TO ORDER** The meeting was called to order at 4:40 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 Board of Directors held an Executive Session on April 27, 2009 to discuss non compliance and member discipline matters.
- OPEN FORUM** Issues discussed: parking on Balmoral Drive and Spectacular Bid.
- COMMITTEE REPORTS** Continuing problem with doors to clubhouse, schedule of window cleaning from Personal Touch and events scheduled for May 2009.
- CONSENT CALENDAR** A motion was duly made and seconded to accept items A through C appearing on the Consent Calendar hereby attached to these minutes as exhibit A. Motion carried unanimously.

**SAN LORENZO COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
APRIL 27, 2009- PAGE 2**

**UNFINISHED  
BUSINESS**

CLS Maintenance Charges

The Board directed Management to keep this item on the agenda. The Association attorney to forward a demand letter to CLS.

Community Handbooks

The Board has received the new community handbooks and the Board will distribute to the members accordingly.

Proposals for Wrought Iron Repair

The Board directed Management to review the wrought iron areas that have been affected by landscape and make sure that the landscaper has cleaned these areas out away from the wrought iron. Four (4) proposals will be submitted again for this area.

Garage Inspections

The flyer will be amended, the newsletter will go out within the next few days and uploaded to the website.

**NEW  
BUSINESS**

Proposal for Planting Replacements

The Board of Directors reviewed the proposals provided by Management from Park West Landscape. Motion was duly made, seconded and carried to approve the proposal for \$375.00 to install fill in plants on the slope behind 18963 Pelham Way. Motion carried unanimously.

Proposal to Replace a Dead Jacaranda Tree

Motion was duly made, seconded and carried to approve the proposal to replace the dead Jacaranda tree that was removed on March 18, 2009 in the amount of \$260.00. Motion carried unanimously.

Installation of Bird of Paradise

Motion was duly made, seconded and carried to deny the homeowner request to plant larger Birds of Paradise on the top of Northern Dancer Lane. Motion carried unanimously.

Proposal to fill in Missing Plants and Shrubs

The Board reviewed a proposal to fill in missing plants and shrubs as discussed on the March 27, 2009 landscape walk. There was a motion made and seconded to approve the proposal provided by Park West Landscape in the amount of \$2,954.50 with amendments. Motion carried unanimously.

**SAN LORENZO COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
APRIL 27, 2009- PAGE 3**

**NEW  
BUSINESS  
(CONT'D)**

Community Garden

The Board reviewed the request submitted by a homeowner to consider a community garden project at the northwesterly portion of the community. The Board discussed the design that would have to be initiated by the Board and this would include several irrigation revisions and since this is a fuel modification zone this cannot be done. There was a motion to deny the community garden request, seconded and carried unanimously.

Delinquencies

The Board of Directors reviewed the delinquency report provided by Management. Motion was duly made and seconded to approve the lien filing of the following accounts: 4802151680, 4802160610 and 4802140490. Motion carried unanimously.

**ADJOURN**

There being no further regular meeting business to come before the Board at this time, the meeting was adjourned at 5:30 P.M. by President, Brooke Thomas.

**ATTEST**

Respectfully Submitted by Jeanean Gillespie, Community Manager.

**APPROVED BY THE BOARD OF DIRECTORS MAY 18, 2009.**

**SAN LORENZO COMMUNITY ASSOCIATION  
APRIL 27, 2009  
CONSENT CALENDAR**

- A. BE IT RESOLVED, That the Board Meeting Minutes of March 23, 2009 are approved as presented.
- B. BE IT RESOLVED, That the Executive Session Minutes of March 23, 2009 are approved as presented.
- C. BE IT RESOLVED, That the Financial Statement for the period ending March 31, 2009, is accepted as presented.