

**SAN LORENZO COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
APRIL 28, 2008**

**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 28, 2008, at the San Lorenzo Clubhouse.
- PRESENT** Brooke Thomas, President  
Brian Riggs, Vice President  
Joe Capotrio, Treasurer
- Taryn Puoci, Community Manager, Action Property Management, Inc.
- Fifteen (15) Homeowners
- Kristin Santoro, Aqua Blue
- ABSENT** Annette Gilbert, Secretary  
Renee Trommler, Member at Large
- CALL TO ORDER** The meeting was called to order at 4:35 P.M. by Brooke Thomas, President.
- OPEN FORUM** Fifteen (15) Homeowners were present to discuss landscaping within the community, paving and guest parking within the San Lorenzo Community. A representative from Aqua Blue was present to discuss the pool heater with the Board. The pool heater is no longer under warranty and Aqua Blue is recommending to either replace or repair the heater as needed. SHEA is going to further investigate if the warranty is expired and possibly incur some of the cost to replace or repair the pool heater.
- CONSENT CALENDAR** A motion was duly made, and seconded to approve the minutes as presented. The motion carried unanimously. The Consent Calendar will become a part of and is attached to these Minutes.
- LANDSCAPE REPORT** CLS Landscape is continuing to maintain the landscaping that is currently installed. They are recommended the Association plant color within the next 30 days or hold off until next Fall.

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**UNFINISHED  
BUSINESS**

**REVISED POST  
ORDERS**

Management presented the revised post orders to the Board. A motion was duly made, seconded and carried unanimously to approve the revised post orders contingent on Management reformatting them. Management was directed to send the new formatted post orders to the Board for approval prior to mailing them to the Homeowners on May 15, 2008. The new post orders will be effective May 15, 2008.

**NEW BUSINESS**

**CLUBHOUSE  
RESERVATIONS/  
COMMITTEE  
VOLUNTEERS**

Management presented the request from Annette Gilbert, Secretary, to revise the clubhouse guidelines to include Homeowners that are delinquent in their assessments may not rent the clubhouse. A motion was duly made, seconded and carried unanimously to deny the request.

**LANDSCAPE  
PROPOSALS**

Management presented six (6) landscape proposals as submitted by CLS Landscape for the Board to review. A motion was duly made, seconded and carried to approve proposals 015681, 015236, 015141, 015007 and 014750. A total cost of \$1, 025.00 will be expended out of Line Item 4850, Tree Maintenance; \$1, 430.40 out of Line Item 4840, Landscape Replacement and \$885.00 out of Line Item 4830, Landscape Extras. Proposal #015624 was tabled in order for CLS Landscape to provide the Board and Management with a breakdown of the cost of plants and labor.

**HOMEOWNER  
REQUEST-18933  
PELHAM WAY**

Management received a request to obtain three (3) additional parking tags from the Homeowner of 18933 Pelham Way. A motion was duly made, seconded and carried unanimously to deny the request and inform the Homeowner of the CC&R's section in regard to being able to park two (2) vehicles within their garage.

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**HOMEOWNER  
REQUEST-3967  
BALMORAL  
DRIVE**

Management received a request to put up a barrier between the golf course and the home of 18933 Pelham Way. A motion was duly made, seconded and carried unanimously to deny the request and inform the Homeowner the current barrier on Balmoral Drive was temporarily installed until the completion of Phase 10. They can submit an architectural application for window protectors to be reviewed by the architectural committee if they choose.

**HOMEOWNER  
REQUEST-18968  
NORTHERN  
DANCER LANE**

Management received a request to approve the 3ft. high light grey mesh currently installed on their backyard wrought iron fencing to keep their small dogs from running away. A motion was duly made, seconded and carried unanimously to approve the 3ft. high light grey mesh as installed but the decision is subject to change at a later date.

**HOMEOWNER  
REQUEST-18932  
BOLD RULER  
WAY**

Management received a request to refund the Homeowner a portion of their monthly assessment due to the length of time it took for the spa heater to be repaired. A motion was duly made, seconded and carried unanimously to deny the Homeowners request. Management is to inform the Homeowner the Board cannot refund any portion of their monthly assessments.

**NOISE ISSUE  
COMPLAINTS**

Management included this item on the agenda for the Board to discuss. A motion was duly made, seconded and carried unanimously to have David Cane, Esq. draft a noise issue resolution to be distributed to the entire community informing them how to handle noise issues amongst their neighbors.

**PATROL  
PROPOSALS**

Management presented two (2) proposals for patrol service as submitted by Nordic Security Services and Patrol Masters. A motion was duly made, seconded and carried to approve Nordic Security with three (3) inspections each day, one being during the daytime hours. A total cost of \$864.00 will be expended out of Line Item 5220, Contract Patrol.

**SOLICITORS**

Management included this item on the agenda for the Board to discuss. A motion was duly made, seconded and carried unanimously to table this issue

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**APPROVAL OF  
ANNUAL  
MAINTENANCE  
CALENDAR**

Management presented the current annual maintenance calendar for the Board to review. A motion was duly made, seconded and carried to approve the calendar as presented.

**ARCHITECTURAL  
GUIDELINES**

Management included the architectural guidelines for the Board to review. A motion was duly made, seconded and carried unanimously to approve the architectural guidelines as presented.

**NEXT  
MEETING**

The next regular meeting of the Board of Directors will be held June 23, 2008 at 4:30 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 8:10 P.M.

**ATTEST**

Respectfully submitted by Taryn Puoci, Community Manager.

**APPROVED BY THE BOARD 5/29/08**