

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 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 July 28, 2008, at the San Lorenzo Clubhouse.
- PRESENT** Brooke Thomas, President
Brian Riggs, Vice President
Joe Capotrio, Treasurer
Annette Gilbert, Secretary
Damien Delany, Member at Large
- Taryn Puoci, Community Manager, Action Property Management, Inc.
Pat Strohman, CLS Landscape
- Seven (7) Homeowners
- CALL TO ORDER** The meeting was called to order at 6:25 P.M. by Brooke Thomas, President.
- OPEN FORUM** Seven (7) Homeowners were present to discuss landscaping within the community, guest parking and Homeowners using their garages for storage.
- 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. The next landscape walk is scheduled for Friday, August 22, 2008 at 9:00 A.M. The Board approved to extend CLS' contract for two months until October 5, 2008.
- UNFINISHED BUSINESS**
- NORDIC ACCESS CONTROL SYSTEM PROPOSAL** Management included the revised proposal as submitted by Nordic Security Services in regard to the access system for the clubhouse and pool gates. A motion was duly made, seconded and carried to deny the proposal as presented due to the high cost of installation.

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**JANITORIAL
PROPOSAL**

Management included the proposal as submitted by Personal Touch Cleaning and Maintenance, Inc. in regard to cleaning the sound-glass in the pool area for one (1) time. A motion was duly made, seconded and carried to deny the proposal as submitted.

**POOL MAINTENANCE
PROPOSALS**

Management included three (3) proposals as submitted by Aquatrends, Deckside Pool and Aquatic Balance in regard to monthly pool service for San Lorenzo. The Board decided to table this issue to next month and have Management send Aqua Blue's current contract to Aquatrends to ensure their contract includes everything Aqua Blue's outlines.

**LANDSCAPE
MAINTENANCE
PROPOSALS**

Management included three (3) proposals as submitted by O'Connell, Douglas Landscape and Park West in regard to monthly landscape maintenance for San Lorenzo. The Board decided to table this issue to next month and have Management invite a representative from Douglas Landscape to the next meeting. A motion was duly made, seconded and carried to extend CLS' contract for two more months until October 5, 2008.

**PARKING PERMIT
REQUEST –
4802131320**

Management received a request for a parking permit from the Homeowners of 3692 Emerald Downs Drive in regard to receiving a parking permit. A motion was duly made, seconded and carried unanimously to deny the Homeowners request.

**BENCH ON
EMERALD DOWNS**

Management included this item on the agenda as requested by a homeowner from the last meeting. A motion was duly made, seconded and carried to deny purchasing a bench to be placed on Emerald Downs.

**GUEST PARKING
PATROL HOURS**

Management included this item on the agenda per the request of the homeowner of 18950 Pelham Way. A motion was duly made, seconded and carried to post the current patrol hours (12am – 6am) of the community in the next newsletter.

**REVIEW OF
CLUBHOUSE
RULES**

Management included this item on the agenda per the request of Board Member Annette Gilbert. A motion was duly made, seconded and carried to implement

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black out dates for national holidays with regard to renting the San Lorenzo clubhouse.

CLS PROPOSALS Management included five (5) landscape proposals as received by CLS Landscape in regard to landscape replacement throughout the community. The Board decided to table the proposals and have Management request a breakdown of each bid from CLS to be presented at the next meeting.

AQUA BLUE PROPOSAL Management included the proposal as presented by Aqua Blue Co. in regard to replacing two (2) lights in the pool. A motion was duly made, seconded and carried to deny the proposal as presented. Management and the Board looked at the pool after the meeting and only one (1) light is out. The Board requested Management have Aqua Blue revise the bid to only include (1) light.

INVESTMENT TRANSACTION FORM Management included the investment transaction form in regard to the Sunwest Reserve account balance which is currently \$83,309.03. A motion was duly made, seconded and carried to move \$50,000 into an 18 month Merrill Lynch account.

LIENS Management presented five (5) accounts that in accordance with the Association's Collection Policy should have a lien filed against them. A motion was duly made, seconded and carried to hold filing liens against account number's 4802110420, 4802140740, 4802131340 and 1655981251. A motion was duly made, seconded and carried to file a lien against account number 4802160660.

NEXT MEETING The next regular meeting of the Board of Directors will be held August 25, 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 8:07 P.M.

ATTEST Respectfully submitted by Taryn Puoci, Community Manager.

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APPROVED BY THE BOARD OF DIRECTORS 8/25/08