

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 25, 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 August 25, 2008, at the San Lorenzo Clubhouse.
- PRESENT** Brooke Thomas, President
Joe Capotrio, Treasurer
Annette Gilbert, Secretary
Damien Delany, Member at Large
- Taryn Puoci, Community Manager, Action Property Management, Inc.
Jan, CLS Landscape
Douglas, Douglas Landscape
- Nine (9) Homeowners
- CALL TO ORDER** The meeting was called to order at 4:30 P.M. by Brooke Thomas, President.
- OPEN FORUM** Nine (9) Homeowners were present to discuss landscaping within the community, guest parking, Homeowners using their garages for storage and earthquake insurance.
- 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. The Board requested Management investigate the high cost of the electrical bill during the month of July and forward the findings to the Board.
- LANDSCAPE REPORT** CLS Landscape reported there are currently four (4) broken main lines. The Board requested CLS contact Management with the locations in order to SHEA to contact Oak Leaf and have them inspect the main lines for repairs. The next landscape walk is scheduled for Friday, September 26, 2008 at 9:00 A.M.
- UNFINISHED BUSINESS**
- POOL MAINTENANCE PROPOSALS** Management included three (3) proposals as submitted by Aquatrends, Decksides Pool and Aquatic Balance in regard to monthly pool service for San Lorenzo. The Board requested Management obtain a copy of the proposed contract and see if it includes a fuel surcharge.

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**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 until Douglas Landscape provides Management with the fuel surcharge and the Board will approve/deny the proposal as an Action with out a Meeting.

CLS PROPOSALS Management included six (6) landscape proposals as received by CLS Landscape in regard to landscape replacement throughout the community. The Board approved to deny the six (6) landscape proposals at this time due to budget constraints.

NEW BUSINESS

**EARTHQUAKE
INSURANCE**

Management received 65 ballots in regard to the community voting on whether to add earthquake insurance to its insurance policies. Counting of the ballots did not take place because quorum of the homeowners was not met at 96 ballots. The Board requested Management invite a representative from LaBarre/Oksnee Insurance Agency to the September open forum.

**CLUBHOUSE
COMMITTEE**

Management received correspondence from two (2) Homeowners who are willing to volunteer to be a part of the Clubhouse Committee. Joe Capotrio, Board Treasurer, volunteered to be the third committee member. A motion was duly made, seconded and carried to approve Dennis Bryant, Ted Lee and Joe Capotrio as the three (3) Clubhouse Committee Members. Management will send the guidelines, keys and information to each member.

**ADDITIONAL
STOP SIGNS**

Management included this item on the agenda per the request of the Homeowners. The Board requested Management obtain three bids for purchase and installation of two (2) stop signs at the corner of Pelham and Balmoral Drive. The Board will approve one (1) of the proposals as an Action with out a Meeting.

**COMPLIANCE
POLICY**

Management included the Compliance Policy mailed to the Homeowners for a thirty (30) day comment period. One (1) Homeowner commented on the policy. A motion was duly made, seconded and carried unanimously to approve the revised compliance policy as mailed to the Homeowners.

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**DOGGIE STATION
ON EMERALD
DOWNS**

Management included the request from a Homeowner to install a doggie station on Emerald Downs near the entrance to the community. The Board requested Management obtain pricing on the different models and email them to the Board for an Action with out a Meeting. Joe abstained from making a decision on this issue.

LIENS

Management presented three (3) 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 file liens against account number's 4802131340 and 4802110420. A motion was duly made, seconded and carried to table filing a lien against account number 4802140740.

**NEXT
MEETING**

The next regular meeting of the Board of Directors will be held September 22, 2008 at 6:30 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 7:30 P.M.

ATTEST

Respectfully submitted by Taryn Puoci, Community Manager.

APPROVED BY THE BOARD OF DIRECTORS 9/22/08