

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR SESSION OF THE BOARD OF DIRECTORS
OCTOBER 26, 2009
MINUTES**

NOTICE With notice given and received, the Regular Session of the Board of Directors of the San Lorenzo Community Association was held on October 26, 2009, at the San Lorenzo Clubhouse.

PRESENT Joe Capotrio, President
Jim Domen, Vice President
Annette Gilbert, Secretary
Rick Reilly, Treasurer

Jeanean Gillespie, Action Property Management, Inc.

ABSENT Matthew Sokalski, Member at Large

CALL TO ORDER The meeting was called to order at 6:06 P.M. by Joe Capotrio, President.

**EXECUTIVE
SESSION
DISCLOSURE**

Management informed the members that there was an Executive Session that was held prior to that meeting on October 26, 2009 to discuss member and Board discipline matters and collections.

**VENDOR
UPDATE**

Nordic Security was present to provide the membership with a vendor update as to the patrol issues throughout the community in the last few months. The Board of Directors has specific questions regarding speeding of residents within the community. Nordic Security allowed comments and questions from the members at this time.

**COMMITTEE
REPORTS**

Clubhouse Committee

The Clubhouse Committee gave a report to the members in regards to the rentals, the clubhouse cleaning and painting issues.

Social Committee

The Social Committee gave a brief update in regards to the recent block party. The Committee also stated that there were several items that were left behind. If you are missing any kitchen utensils please contact the Social Committee.

Street Committee

A report was made by the Chair of the Street Committee, Dave Thomas to the Board regarding the street issues with Shea, All American Asphalt, and the sidewalk issues, the water lids in street and repairs that are being made by Like New.

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OPEN FORUM

Issues discussed: Home for sale on Kentucky Downs appears to be running a business as every room is set up as an office, dogs at entrance and the parking lot at top as a dog walk, swimming pool, children jumping fence at swimming pool, Nordic sign needs to be posted and bubble being poured in the spa, parking spot removal, American Flag hanging, wrought iron fence repairs, Board member missing, HOA dues and budget increase.

**CONSENT
CALENDAR**

A motion was duly made, seconded and carried to accept Items A through C appearing on the Consent Calendar hereby attached to these minutes as Exhibit A. Motion carried unanimously. Please note that Rick Reilly President of the Board recommended that Merrill Lynch open CDs at the interest rate of 1.6%.

**UNFINISHED
BUSINESS**

Community Handbook Distribution

Joe Capotrio gave a brief update in regards to the distribution of the community handbooks. Joe Capotrio gave the box of community handbooks that have not been delivered to Management to mail.

Carpet Cleaning at the Clubhouse Proposal

The Board of Directors reviewed the second proposal provided by Management for the clubhouse carpet cleaning. This item has been tabled for Clubhouse Committee member Ted Lee to obtain a proposal from a company that he recommended to the Board.

**NEW
BUSINESS**

Budget Reserve Study Approval

The Board of Directors discussed the budget with the members. Motion was made to approve the budget at \$270.00 which is a \$6.00 increase in monthly assessments. Motion was seconded. One (1) Board member voted in favor, one (1) Board member was opposed.

Motion was also made to approve the reserve study as revised. Motion was seconded. Motion carried unanimously.

Jim Domen Vice President of the Board wants to include as part of these minutes a thank you to Joe Capotrio and Rick Reilly for their time and due diligence spent on the budget review process.

Common Area Maintenance Proposals

The Board of Directors reviewed four (4) proposals provided by Protec Building Services. Proposal for glass panel replaced at the pool in the amount of \$665.00 was motion to approve, motion was seconded. Motion carried unanimously.

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**NEW
BUSINESS
(CONT'D)**

Common Area Maintenance Proposals (cont'd)

Two (2) proposals provided by Protec Building Services were voted to deny. One (1) proposal provided by Protec Building was voted to table for spring.

Fencing Repair Maintenance Proposals

The Board of Directors reviewed the proposals provided by Management. Motion was made to approve the proposal for Protec Building Services. Motion was seconded. Motion carried unanimously.

Door Repair Responsibility

The Board of Directors discussed door repair responsibility in regards to the property and repair responsibility between the Board, the homeowners Association and the homeowner. The Board of Directors directed Management to talk to insurance agent and table this item for the next meeting.

Three (3) Year Proxy Approval

The Board of Directors reviewed the three (3) proxy provided by Management. Motion was made to approve the three (3) year proxy to be mailed out with the newsletter. Motion was seconded. Motion carried unanimously.

Signage/No Pets Allowed at Entrance

The Board of Directors reviewed the proposal proceed by Management for the signage at the entrance for no pets allowed. Motion was made to put in a sign, motion was seconded. Motion carried unanimously.

The Board of Directors also reviewed a request by a homeowner during open forum for a stop sign at Kentucky Downs and Emerald Downs. Motion was made to deny the request made be the homeowner. Motion seconded. Motion carried unanimously.

Alcohol in the Clubhouse

The Board of Directors discussed the rider on the insurance policy that can be obtained to allow alcohol in the clubhouse. The Board of Directors directed Management to find out more information about this and include this item on the next agenda.

Delinquencies

The Board of Directors reviewed the delinquency report provided by Management. At this time there are no pre liens to report.

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ADJOURN There being no further Regular Session business to come before the Board at this time, the meeting was adjourned at 8:12 P.M. by President, Joe Capotrio.

ATTEST Respectfully Submitted by Jeanean Gillespie, Community Manager

APPROVED BY THE BOARD OF DIRECTORS ON NOVEMBER 23, 2009