

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR SESSION OF THE BOARD OF DIRECTORS
NOVEMBER 23, 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 November 23, 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.

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 November 23, 2009 to discuss member discipline matters, collections and the vacant open seat on the Board of Directors.

PRESENTATION Bay Fire Alarm gave a presentation to the membership in regards to fire alarm monitoring and burglar monitoring services. The Board of Directors requested that Bay Alarm work with Management to provide the Board of Directors with a proposal for the January meeting.

**COMMITTEE
REPORTS**

Clubhouse Committee

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

Social Committee

The Social Committee gave a brief update in regards to the activities that are scheduled throughout the year for San Lorenzo.

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, and the repairs that are being made by Like New.

OPEN FORUM Issues discussed: parking spot removal, expenses, and Shea's widening of the fire hydrants.

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**CONSENT
CALENDAR**

A motion was duly made, seconded and carried to accept Items A through C appearing on the Consent Calendar as revised. Hereby attached to these minutes as Exhibit A. Motion carried unanimously.

**UNFINISHED
BUSINESS**

Carpet Cleaning Clubhouse Proposal

The Board of Directors reviewed the proposals provided by Management and the Clubhouse Committee. The Board of Directors motioned to approve the proposal provided by Everlast in the amount of \$240.00. Motion was seconded, motion carried unanimously.

Door Repair Responsibility

The Board of Directors reviewed the response from the insurance company in regards to the door repair responsibility. The Board discussed and decided to table this item for further discussion at the January meeting.

Alcohol in the Clubhouse

The Board of Directors reviewed the information provided by the insurance company. A motion was made to allow alcohol in the clubhouse not in the pool area. Motion was seconded, motion carried unanimously. The Board of Directors instructed Management to simply remove the current restrictions in the room reservation guidelines and from the community handbook Rules and Regulations.

**NEW
BUSINESS**

Proposal to Clean Plexi Glass Around Perimeter of Community

The Board of Directors reviewed the proposal provided by Personal Touch. The Board of Directors decided to table this item for spring after rainy season.

Parking Spot Removals Throughout the Community

The Board of Directors reviewed the map and areas suggested by Street Committee for parking spot removals. Motion was made to approve the fourteen (14) spots that were suggested to be removed from the first Street Committee recommendation. Motion was seconded; motion was opposed by Joe Capotrio and approved by Rick Reilly. Annette was the one who seconded and Jim is the one who made the motion.

Dog Walk Area

The Board of Directors discussed the suggestion that was brought up by a homeowner at the last Board meeting. Motion was made to not take any action at this time due to funds. Motion was seconded, motion carried unanimously.

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Radar Enforcement

The Board of Directors reviewed the correspondence from Nordic Security. Motion was made to deny the recommendation for radar enforcement. Motion was seconded, motion carried unanimously.

Heating Pool Year Round

The Board of Directors discussed the option of heating the pool year round. At this time, the Board advised the membership that they had not included this additional cost into the 2010 budget. Therefore they will revisit it next year. The Board directed Management to find out about the cost impacts on other communities in the area that heat the pool year round.

Delinquencies

The Board of Directors reviewed the delinquency report provided by Management. At this time, the Board of Directors advised Management to monitor account #4802151650 and account #4802171131.

NEXT MEETING The Board of Directors advised Management that they would not meet in December. Therefore, the next Board meeting will be scheduled for the fourth Monday in January.

ADJOURN There being no further Regular Session business to come before the Board at this time, the meeting was adjourned at 7:53 P.M. by President, Joe Capotrio.

ATTEST Respectfully Submitted by Jeanean Gillespie, Community Manager

APPROVED BY THE BOARD OF DIRECTORS ON 1/25/2010