

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, FEBRUARY 15, 2022
MINUTES**

NOTICE Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held February 15, 2022, at 7:00 pm, via teleconference and at StoneKastle Community Management office.

PRESENT Lillian Franklin, President
Richard Williamson, Treasurer
Robert Powers, Member at Large

**ALSO,
PRESENT** Christie Alviso, StoneKastle Community Management, Inc.

ABSENT Bob Carson, Vice President
Jessie Jones, Secretary

CALL TO ORDER The meeting was called to order at 7:01 PM by President, Lillian Franklin.

OPEN FORUM Eight (8) homeowners were present via teleconference. Topics included water intrusion policy conflicting with CC&R's, termite inspections, landscape, solar, agenda reflecting start time, parking enforcement concerns, roofs, and windows.

**CLUBHOUSE
COMMITTEE** Currently no clubhouse reservations until the clubhouse flooring is resolved.

MINUTES Regular Session
A motion was made, seconded, and unanimously carried to approve the Regular Session Board Meeting Minutes for December 13, 2021 & January 10, 2022, as submitted. Motion carried.

**FINANCIAL
INFORMATION** Financial Statement
A motion was made, seconded, and unanimously carried to accept the January 31, 2022, Financial Statement, subject to fiscal year end audit. Motion carried.

Account Review
As of January 31, 2022, the operating account had a balanced of \$128,446.93 and in the reserve/investment account had a balance of \$2,585,424.07.

**SAN LORENZO COMMUNITY ASSOCIATION
FEBRUARY 15, 2022**

LIEN FILING

A motion was made, seconded, and unanimously carried to approve to lien the following APN's. Motion carried.

APN #931-821-47 for \$1,429.67

APN #931-821-46 for \$713.19

APN #931-822-44 for \$1,068.93

**UNFINISHED
BUSINESS**

Update - Metal Sheeting Repairs and Roof Evaluations

An update has been provided to the membership.

Update- Association Perimeter & Interior Wrought Iron Proposal

Management is awaiting a date from EmpireWorks for project commence date. In addition, Management updated the Golf Course regarding this large upcoming project and what will be required by the Golf Course.

LED Wall Light Replacement Proposal

A motion was made, seconded, and unanimously carried to deny Pro-Tek Lighting's proposal in the amount of \$34,860.50 to change out the building wall lights with new LED lights. Motion carried

Update- Clubhouse Floor Replacement Samples & Proposal

A motion was made, seconded, and unanimously carried to approve luxury Vinyl Plank from the floor samples provided by CPR Construction. The Board directed Management to obtain a proposal. Motion carried

Roof Repair Proposal

A motion was made, seconded, and unanimously carried to approve Adco Roofing's proposal if the proposal comes in at \$3,200.00 to remove tile at 4024 Emerald Downs. Motion carried.

**ARCHITECTURAL
SUBMITTALS**

Nothing at this time.

NEW BUSINESS

Owner Request/ Correspondences

The homeowner at 3985 Balmoral is requesting the Board to reopen the matter regarding bird droppings onto her driveway from birds roosting on the garage door vines. Director, Robert Powers will inspect and provide his findings to Management.

**SAN LORENZO COMMUNITY ASSOCIATION
FEBRUARY 15, 2022**

Memorialize Pump Pool Room Repairs C/O Proposal

A motion was made, seconded, and unanimously carried to approve CPR's change order proposal #3435 for \$1,636.00, due finding 2 drywall locations that needed to be replaced as it absorbed too much chemicals in the wall and would not allow paint to adhere to walls. Motion carried

Landscape Replacement/Repairs Proposal per Site Visit

A motion was made, seconded, and unanimously carried to approve Villa Park's proposal #VPL 1368-22 for improvements and replacement areas that were noticed during the February landscape walk, in the amount of \$1,913.00. Motion carried.

Glass Wall Window Washing Proposal

A motion was made, seconded, and unanimously carried to decline A-1 / SaniClean proposal to wash the glass walls in the amount of \$244.00 Motion carried.

Appointment of Inspectors(s) of Annual Election

A motion was made, seconded, and unanimously carried to approve appointment of volunteer inspectors of elections David Barr, Trisha K. and Melissa Teeling. Motion carried.

Camera Installations

A motion was made, seconded, and unanimously carried to install a second camera in the event reoccurring damages to the pool area is reported. Motion carried

Additional Roof Repair Proposals.

A motion was made, seconded, and unanimously carried to accept/decline the following roofing proposals:

1. Antis Roofing #A22225 - to repair the roof leak at \$18936 Pelham Way, in the amount of \$3,582.00. **Approved.**
2. Antis Roofing #A22689 - to conduct a water test at 18938 Spectacular Bid Lane, in the amount of \$495.00. **Declined – unless there are visible leaks or stains.**
3. Adco Roofing #4461- to repair the leak at 18954 Kentucky Downs Lane, in the amount of \$1,986. **Approved.**

**SAN LORENZO COMMUNITY ASSOCIATION
FEBRUARY 15, 2022**

Master Fire Lane Plan Submittal

A motion was made, seconded, and unanimously carried to accept the master fire plans drafted by Hunsaker and Associates. Motion carried . Management was directed to have vendor submit to OCFA for review and approval.

ADJOURNMENT There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:40 PM.

ATTEST Respectfully submitted by Christie Alviso, StoneKastle Community Management.

APPROVED

Lillian Franklin

Lillian Franklin, Chairman of the Meeting

SECRETARY'S CERTIFICATE

I hereby certify that I am the duly Appointed and Acting Secretary/Treasurer of the San Lorenzo Community Association and do hereby certify under penalty of perjury that the foregoing is a true and correct copy of the Minutes of the Board of Directors Meeting held February 15, 2022, as approved by the Chairman of the Meeting.

Dated: 8/16/2022

Jessie Jones

Acting Secretary/Treasurer