

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, MARCH 14, 2022
MINUTES**

NOTICE Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held March 14, 2022, at 7:00 pm, via teleconference and at StoneKastle Community Management office.

PRESENT Lillian Franklin, President
Bob Carson, Vice President
Jessie Jones, Secretary
Richard Williamson, Treasurer
Robert Powers, Member at Large

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

CALL TO ORDER The meeting was called to order at 7:04 PM by President, Lillian Franklin.

OPEN FORUM Seven (7) homeowners were present via teleconference. Topics included landscaping issues and a water leak.

**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 February 15, 2022 as submitted. Motion carried.

**FINANCIAL
INFORMATION** Financial Statement
A motion was made, seconded, and unanimously carried to accept the February 28, 2022, Financial Statement, subject to fiscal year end audit. Motion carried.

Account Review
As of February 28, 2022, the operating account had a balanced of \$154,250.18 and in the reserve/investment account had a balance of \$2,596,250.02.

SAN LORENZO COMMUNITY ASSOCIATION

MARCH 14, 2022

LIEN FILING No Board action at this time.

**UNFINISHED
BUSINESS**

Update - Metal Sheeting Repairs

An update has been provided to the membership. Additional quotes are being requested.

Roof Evaluations

An update has been provided to the membership that destructive testing was completed on Northern Dancer Lane. Additional report is being written for another building of a different type of roofing material.

Clubhouse Flooring Replacement Samples & Proposals

The Board directed management to obtain additional flooring samples and proposals. Bids should be broken out flooring install cost, demo, & installation.

Update- Clubhouse Floor Replacement Samples & Proposal

A motion was made, seconded, and unanimously carried to approve Adco Roofing proposal so to remove the tile and relay tile at 4024 Emerald Dr. in the amount of \$3,496.00.

Roof Repair Proposal

A motion was made seconded, and unanimously carried to approve the Adco Roofing repair proposal NTE \$3496.00 for 4024 Emerald Downs.

SB326 Proposal(s)

This item has been postponed while additional proposals are requested.

**ARCHITECTURAL
SUBMITTALS**

A motion was made, seconded, and unanimously carried to approve ratification of architectural application for 4002 Emerald Downs to install a EV charging station, per the plans submitted.

NEW BUSINESS

Owner Request/ Correspondences

The Board reviewed owners request for 3945 Balmoral Dr. regarding the clubhouse and 18978 Northern Dancer Lane regarding work being conducted by the Association where owners are not being made aware of in advance.

Landscape Replacement/Repair Proposal per Site Visit

A motion was made, seconded, and unanimously carried to approve Villa Park Landscape proposal #VPL1744-22 for improvements and

**SAN LORENZO COMMUNITY ASSOCIATION
MARCH 14, 2022**

replacement alongside of 18956 Bold Ruler as noted on the March landscape walk in the amount of \$1,550.00.

Additional Roof Repair Proposals

A motion was made, seconded, and unanimously carried to the approve the following roof repair proposals:

- Adco Roofing to repair broken, slipped or missing piles due to golf ball impacts located at 3964 Emerald Downs in the amount \$1,933.00
- Adco Roofing to repair approximately 10x10' feet tile and wood rod members as needed at 18936 Pelham Way in the amount of \$2,333.00
- Antis Roofing to repair multiple gutter troughs at the clubhouse building in the amount of \$1,490.00

Upgrade Fire Panel Doors to Clubhouse Proposal

A motion was made, seconded, and unanimously carried to approve ProTec Building to replace the fire panel doors to the clubhouse with a metal durable and securable metal doors in the amount of \$4,505.00, contingent upon a door jamb being installed must be metal and called out in scope.

Concrete Grind Proposal

A motion was made, seconded, and unanimously carried to approve Concrete Hazard Solutions to grind down trip hazards and fill in 6 lineal feet of broken concrete location 18952 Kentucky Downs in the amount of \$535.00.

Balcony Repair Proposal

The Board directed Management to obtain proposals from Precision Painting, and Empireworks NTE \$1,500.00.

Installation of (2) CAT 6 Wires in the Clubhouse to Fire Panel.

A motion was made, seconded, and unanimously carried to approve ProTek Lighting to install 2 CAT 6 Wires in clubhouse to fire panel for the fire system in the amount of \$4,250.00.

ADJOURNMENT

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:42 PM.

ATTEST

Respectfully submitted by Christie Alviso, StoneKastle Community Management.

**SAN LORENZO COMMUNITY ASSOCIATION
MARCH 14, 2022**

APPROVED

DocuSigned by:

Lillian Franklin

C2B7E9C37AC841F...

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 March 14, 2022, as approved by the Chairman of the Meeting.

8/16/2022

Dated:

DocuSigned by:

Jessie Jones

84F08C88EA1B429...

Acting Secretary/Treasurer