

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MONDAY, JULY 11, 2022
MINUTES**

NOTICE Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held July 11, 2022, at 7:00 pm, Association clubhouse and via teleconference.

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 7:11 PM by President, Lillian Franklin.

OPEN FORUM Nine (9) homeowners were present via teleconference. Topics included: status on the water intrusion policy, questions regarding pool fencing additions, Pelham and Emerald Downs lots of cigarette buds, organic waste recycle questions, street asphalt questions, termite letters mailed in error, fence & flashing painting, and sprinklers not covering area on slope of golf course.

**CLUBHOUSE
COMMITTEE** Clubhouse renovations are completed at this time and reservations for clubhouse are now open.

MINUTES Regular Session
A motion was made, seconded, and unanimously carried to accept the June 13, 2022, Regular Meeting minutes, as submitted.

**FINANCIAL
INFORMATION** Financial Statement
A motion was made, seconded, and unanimously carried to accept the June 30, 2022, Financial Statement, subject to fiscal year end audit. Motion carried.

Account Review
As of June 30, 2022, the operating account had a balanced of \$174,109.93 and in the reserve/investment account had a balance of \$2,259,801.00.

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LIEN FILING No action at this time.

**UNFINISHED
BUSINESS**

Update - Metal Sheeting Repairs and Roof Evaluations

AWS is meeting with Jake at EmpireWorks on 7.8.22 to review area at 3965 Balmoral Drive as well as the areas that have already been repaired by EmpireWorks. Following that meeting EmpireWorks and AWS will be able to provide a schedule and reporting of progress.

Update- Roof Evaluations

Khatri provided an update to Management that a date has been scheduled with Adco Roofing for the 2nd destructive testing location at 18938 Spectacular Bid Lane on Saturday, July 16th at 9am.

SB326 Proposal(s)

This item has been postponed while management obtains further proposals.

Windwall Gasket Repair Proposal

A motion was made, seconded, and unanimously carried to approve the Amplex proposal to repair the windwall in pool area and homes facing Bastanchury facing in the amount of \$2,354.00.

Termite Reports & Repair Proposals

This item has been postponed at this time while management obtains proposal that include alternative wood that's less edible and/or pretreated wood. Management directed to include 24 HRC & RE. There are 4 decks that have severe case of wood rot and/or damages require immediate attention by a contractor.

Wrought Iron Addition to Exit Pool Gate

This item has been postponed at this time while community wrought iron project comes close to an end to revisit concerns.

**ARCHITECTURAL
SUBMITTALS**

No action at this time.

NEW BUSINESS

Landscape Additions/Replacement/Improvement Proposal

A motion was made, second, and unanimously carried to approve memorializing proposal #VPL2588-22 submitted by Villa Park Landscape to trim 53 Washingtonia Fan Palms at \$60.00 each.

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A motion was made, seconded, and unanimously carried to approve the following landscape additions/replacements/upgrade proposals submitted by Villa Park Landscape:

- VPL2591-22-May Landscape walk in the amount of \$1,597.10
- VPL3057-22-June Landscape walk in the amount of \$2,446.66
- VPL3194-22-July Landscape walk in the amount of \$2,552.73
- VPL3195-22-Corner of Pelham and Emerald Downs in the amount of \$1,106.35
- VPL3196-22-Top of Emerald Downs in the amount of \$3448.45
- VPL3197-22 3960 Emerald Downs in the amount of \$730.80

Memorialize Wrought Iron EmpireWorks C/O#3

A motion was made, seconded, and unanimously carried to approve memorializing the EmpireWorks change order proposal #4 for wrought iron fencing repairs in the amount \$33,818.00. Motion carried.

Homeowner Correspondence(s)/ Request(s)

4041 Balmoral Drive – owner requesting remarking of parking lines on Balmoral, Pelham, and Northern Dancer. A motion was made, seconded, and unanimously carried to approve remarking of parking spaces on Balmoral, however, the Board has postponed Pelham and Northern Dancer Lane for further Board discussion in Executive Session.

18933 Northern Dancer Lane – Owner requested the temporary shower curtain rod on upstairs unit be removed and parking lines on Northern Dancer Lane be removed as it makes it difficult for resident to pull out of garage. The Board has postponed this topic at this time while they review the areas of concerns.

Roof Repair & Change Order Proposals

A motion was made, second, and unanimously carried to approve the following proposals submitted by Adco Roofing:

- 18988 Northern Dancer – removal of tiles and set aside and inspect 5x10 section underlayment and replace. Reinstall and secure tiles and replace any broken as needed in the amount of \$2,139.00.
- 3964 Emerald Downs – to replace an additional 50 more broken tiles from original proposed proposal. In the amount of \$1,933.00. Management authorized change order since

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they were already onsite. Board requesting photos of completion.

- 18932 Northern Dancer– replace 1 broken coping tile and add mortar cement and apply sealant/mortar to areas where gutter drains out into roof tiles in the amount of \$2,010.00.

Memorialize Trip/Fall Repair Proposal

A motion was made, seconded, and unanimously carried to approve memorializing the proposal submitted by Concrete Hazard to grind down 3 trip fall locations at the parkway entrance of the community in the amount of \$350.00.


Memorialize Clubhouse Painting Proposals

A motion was made, seconded, and unanimously carried to approve the DL Bone & Sons proposal to paint the interior clubhouse in the amount of \$5,706.00.

ADJOURNMENT There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:45 PM.

ATTEST Respectfully submitted by Christie Alviso, StoneKastle Community Management.


APPROVED

DocuSigned by:

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 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 Regular Minutes of the Board of Directors Meeting held July 11, 2022, as approved by the Chairman of the Meeting.

Dated: 8/16/2022 _____

DocuSigned by:

 94F08CB9EA1B429...
 Acting Secretary/Treasurer