

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MONDAY, APRIL 10, 2023
MINUTES**

NOTICE Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held April 10, 2023, 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 7:10 PM by President, Lillian Franklin.

OPEN FORUM Five (5) homeowners were present. Topics included: Annual meeting questions, draft parking rules, fire cabinets and usage of common area facilities.

**CLUBHOUSE
COMMITTEE** Clubhouse Committee Member, Melissa reported: nothing at this time.

MINUTES Regular Session
This item has been postponed.

**FINANCIAL
INFORMATION** Financial Statement
A motion was made, seconded, and unanimously carried to accept the March 31, 2023, Financial Statement, subject to fiscal year end audit. Motion carried.

Account Review
As of March 31, 2023, the operating account had a balance of \$214,070.32 and in the reserve/investment account had a balance of \$2,193,927.67.

LIEN FILING Lien(s)
Nothing at this time.

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UNFINISHED
BUSINESS**

Update - Metal Sheeting Repairs and Roof Evaluations

The Board selected vendor RE Construction as the awarded bidder. Re Construction notified the Board that the proposal was only valid for 30 days, as a result a rebid of the proposal was present to the Board for \$170,554.00. The Board signed it via DocuSign and Management forward to the vendor for execution and commencement. There was a walk conducted with AWS and RE Construction to develop a schedule. Vendor updated management that the project will last up to 30-days and will require entrance to unit owner's atriums.

Management has reached out to American Geotechnical to revise proposal to include the erosion slope concerns for lots that face Black Gold along 15th Fairway.

SB326 Proposal(s)

This item has been postponed.

Termite Reports & Repair Proposals

A motion was made, second, and unanimously carried to approve Marca Construction to perform termite wood building repairs in the amount of \$24,978.00.

Draft Design Review Guidelines 2023

Management mailed out the draft design review guidelines and will be added to the May agenda for adoption.

Pool Deck Resurface Proposal(s)

This item has been postponed.

Draft Parking Guidelines 2023

Management mailed out and will be added to the May agenda.

**ARCHITECTURAL
SUBMITTALS**

18942 Pelham Way

A motion was made, second, and unanimously carried to approve the architectural application to install hard surface flooring variance for the upstairs unit.

18943 Kentucky Downs

A motion was made, second, and unanimously carried to approve the architectural application to install new windows.

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18944 Northern Dancer Lane

A motion was made, second, and unanimously carried to memorialize approval for installation of EVCS.

18969 Pelham Way

A motion was made, second, and unanimously carried to approve the architectural application to install hard surface flooring variance for the upstairs unit.

NEW BUSINESS

Landscape Addition/Replacement/Upgrade Proposals

A motion was made, second, and unanimously carried to approve the following proposals submitted by Villa Park Landscape:

- Proposal #VPL1842-23, March landscape walk - \$1,507.50.
- Proposal #VPL2196-23, April Landscape Walk-\$1,050.00.

Memorialize Roof Repair, Restoration & Build Back Proposals

A motion was made, seconded, and unanimously carried to ratify approval on the following roof repair, restoration and build back proposals totaling \$9,376.00:

- ADCO Work order #8377 in the amount of \$2,704.00- 18971 Northern Dancer Lane- to remove and replace tiles approx. 3.5 square sections of leak area. Replace underlayment and secure with mechanical fasteners.
- ADCO Work order #8244 in the amount of \$2,473.00- 18975 Pelham- Remove tile and set aside, approx. 10' x 10' section over leak area. Thoroughly inspect and replace wood roof members as needed. Furnish and install two layers of 30#. Underlayment and secure with mechanical fasteners. Reinstall and secure tiles over repair area. Replace any broken tiles over repair area as needed only. New tiles to match existing as close as possible, per availability.
- ADCO Work Order #8226 in the amount of \$2,473.00- Remove tile and set aside, approx. 10' x 10' section over leak area. Thoroughly inspect and replace wood roof members as needed. Furnish and install two layers of 30#. Underlayment and secure with mechanical fasteners. Reinstall and secure tiles over repair area. Replace any broken tiles over repair area as needed only. New tiles to match existing as close as possible, per availability. Remove and haul away debris caused by roofing.
- ADCO Work Order #8382 in the amount of \$4,253.00-4037 Emerald Downs. Area 1- Remove tile and set aside, approx. 10' x 10' section over leak area. Thoroughly inspect and

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replace wood roof members as needed. Furnish and install two layers of 30#. Underlayment and secure with mechanical fasteners. Reinstall and secure tiles over repair area.

Replace any broken tiles over repair area as needed only. New tiles to match existing as close as possible, per availability. Remove and haul away debris caused by roofing. Area 2- Remove tile and set aside, approx. 19' x 10' section over leak area. Thoroughly inspect and replace wood roof members as needed. Furnish and install two layers of 30#. Underlayment and secure with mechanical fasteners. Reinstall and secure tiles over repair area. Replace any broken tiles over repair area as needed only. New tiles to match existing as close as possible, per availability. Remove and haul away debris caused by roofing.

- ADCO Work Order #7912 in the amount of \$2,473.00-18963 Northern Dancer Ln. Remove tile and set aside, approx. 10' x 10' section over leak area. Thoroughly inspect and replace wood roof members as needed. Furnish and install two layers of 30#. Underlayment and secure with mechanical fasteners. Reinstall and secure tiles over repair area. Replace any broken tiles over repair area as needed only. New tiles to match existing as close as possible, per availability. Remove and haul away debris caused by roofing.
- ADCO Work Order #8518 in the amount of \$4,253.00-18936 Northern Dancer Ln. Tile Roof Repair-Remove tile and set aside, approx. 21' x 10' section over leak area. Thoroughly inspect and replace wood roof members as needed. Furnish and install two layers of 30#. Underlayment and secure with mechanical fasteners. Reinstall and secure tiles over repair area. Replace any broken tiles over repair area as needed only. New tiles to match existing as close as possible, per availability. Remove and haul away debris caused by roofing. Gutter Replacement-Remove existing gutter. Furnish and install new 13-foot gutter. Apply appropriate sealants as needed. Remove and haul away debris.
- Allstate Environmental AES #118286 in the amount of \$375.00 + \$30.00/per PLM at 24-48 hours turnaround-18932 Northern Dancer Lane.
- Allstate Environmental AES #118287 in the amount of \$375.00 + \$30.00/per PLM at 24-48 hours turnaround.
- Amplex #4-3-23 in the amount of \$2,850.00-18935 Kentucky. Install insulation in ceiling and wall areas. Remove Existing Screws and cutback 2 ceiling patches and add backing. Repair 2 side walls and ceiling. 5/8 drywall

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type x ceiling areas. Orange peel texture ceiling to match existing. Mask and Clean -up. Primer area only wall and ceiling of drywall areas

Clubhouse Lighted Address Signage Proposal

A motion was made, seconded, and unanimously carried to approve Three Phase Electric in the amount of \$1,270.00 to connect to the existing photocell on the street side of the building and install the new fixture just above the photocell allowing us to not have to run any surface mounted conduit. The wiring would be ran on the inside of the wall. In order to install one on the front of the building by the gate/parking lot, it would be a lot more difficult and would require either opening the walls to avoid surface mounted conduit or to run surface mounted conduit on the front of the building which we do not think will look good. To add another fixture on the front is a much bigger project that involves opening the walls (so stucco repairs by others will be needed) or one with the surface mounted conduit run.

Clubhouse Window Tint

A motion was made, seconded, and unanimously carried to approve Perfect Window Tint, not to exceed \$2,055.98 to tint the clubhouse windows.

Reserve Study Update Proposal

the
A motion was made, second, and unanimously carried to approve proposal submitted by Advanced Reserve Solutions in the amount of \$750.00.

Fire Lane Signage Proposal

A motion was made, seconded, and unanimously carried to approve the proposal submitted by Amplex for fire lane, no trespassing, and postal carrier signage.

28 Day Comment-Revised EVC Policy

The Association mailed out the revised EVCS policy to membership. The Board was provided comments on the mailing in executive session for Board review. The Board may adopt the policy as mailed or make any necessary changes. If changes are made, the Board must decide whether another comment period is necessary.

ADJOURNMENT There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:46 PM.

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ATTEST

Respectfully submitted by Christie Alviso, StoneKastle Community Management.

APPROVED

DocuSigned by:
Lillian Franklin
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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 Monday, April 10, 2023, as approved by the Chairman of the Meeting.

Dated: 9/13/2023

DocuSigned by:
Jessie Jones
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Acting Secretary/Treasurer