

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 24, 2009
MINUTES**

- NOTICE** Upon due notice given and received, the Regular Meeting of the Board of Directors of the San Lorenzo Community Association was held on August 24, 2009, at the San Lorenzo Clubhouse.
- PRESENT** Joe Capotrio, President
Jim Domen, Vice President
Annette Gilbert, Secretary
- Jeanean Gillespie, Action Property Management, Inc.
- ABSENT** Rick Reilly, Treasurer
Matthew Sokalski, Member at Large
- CALL TO ORDER** The meeting was called to order at 6:09 P.M. by Joe Capotrio, President
- APPROVAL OF AGENDA** Upon a motion duly made, seconded and carried the Board approves the agenda as presented.
- COMMITTEE REPORTS** The Clubhouse Committee made a report to the members in regards to the clubhouse painting and cleaning issues. Management announced to the members that there was no report received from the Street Committee at this time.
- EXECUTIVE SESSION DISCLOSURE** Management informed the members that there was an Executive Session that was held prior to that meeting on August 24, 2009.
- OPEN FORUM** Issues discussed: hang tag permit, owners of 18942 Pelham Way speaking about tenant and garage inspection, landscape maintenance, cost of garage inspection, markings of entrance to the condominiums, street cleaning, mulch, landscape fill in, no pets sign and hanging American flag from balcony.
- CONSENT CALENDAR** A motion was duly made, seconded and carried to accept items A through C appearing on the Consent Calendar, hereby attached to these minutes as exhibit A. Motion carried unanimously.

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**UNFINISHED
BUSINESS**

Community Handbook Distribution

Joe Capotrio gave a quick update in regards to distribution of the community handbooks. The community handbooks are 65 percent complete at this time.

Garage Inspections

Management gave an update to the Board of Directors on garage inspections.

Wrought Iron Fence Repair Proposals

The Board of Directors directed Management to get more proposals on repairs rather than replacement.

Investment Transactions

The Board of Directors made a motion to have Management open a Sunwest money market account at the 2.5% introductory rate and deposit as much as they can getting close to the \$250,000.00 limit.

Motion was seconded. Motion carried unanimously.

**NEW
BUSINESS**

Landscape Proposal

The Board of Directors reviewed the (2) two proposals submitted by Park West Landscape separately. The proposal in the amount of \$654.00 has been tabled to the September meeting to allow the Board of Directors to review this item on the landscape walk scheduled for the fourth Friday. The proposal for \$147.50, there was a motion to approve this proposal. Motion was seconded. Motion carried unanimously.

Audit and tax Preparation Proposals

The Board of Directors reviewed the three (3) proposals provided by Management. Motion was made to approve Inouye, Shively and Longtin's proposal asking them to meet the Schonwit price of \$975.00.

Motion was seconded. Motion carried unanimously.

Block Party

The Board of Directors discussed the possibility of having a block party for the community. The Board of Directors scheduled the following date with the Social Committee: October 18, 2009 at 1:00 P.M.

Slurry Seal Proposals

The Board of Directors reviewed the three (3) proposals provided by Management to provide slurry seal coat and re-stripping throughout the community.

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**NEW
BUSINESS
(CONT'D)**

Slurry Seal Proposals (cont'd)

Motion was made to approve the proposal provided by Bostic Company. Motion was seconded. Motion carried unanimously. Please note that the Board of Directors asked Management to ask for a 5% discount. They also need a recommendation for more information on the option portion of the proposal.

Community Solicitation

The Board of Directors discussed the solicitation going on throughout the community. The Board of Directors advised the members and the Board if they spot any community solicitation to let them know that they are trespassing on private property and to please leave and advise Action Property Management. Action Property Management will get a cost to install a "no trespassing" sign at the entrance.

Pool Proposal

The Board of Directors reviewed the proposal that was provided by Aqua Trends. The Board of Directors directed Management to get a second opinion on the pool filter replacement.

Time Warner Wi-Fi Proposal

The Board of Directors discussed the option of received Wi-Fi at the clubhouse and pool.

Motion was made to deny the proposal. Motion was seconded and one (1) person opposed. Motion carried unanimously.

Delinquencies

The Board of Directors reviewed the delinquency report provided by Management.

Motion was duly made and seconded to approve the lien filing of the following account: 4802151030 and 4802171061.

Motion carried unanimously.

ADJOURN

There being no further regular meeting business to come before the Board at this time, the meeting was adjourned at 7:47 P.M. by President, Joe Capotrio.

ATTEST

Respectfully Submitted by Jeanean Gillespie, Community Manager.

APPROVED BY THE BOARD OF DIRECTORS ON 9/28/2009