

**MINUTES OF THE SPECIAL BOARD MEETING OF THE
BOARD OF DIRECTORS HELD IN THE MANAGER'S OFFICE
MONDAY FEBRUARY 14, 2022**

The President, Mr. Nicoll, called the meeting to order at 11:00 AM stating that a quorum was present. Those other Board members in attendance were Karen Perry, Linda Shenwick, John Robinson and Sara Smith.

The Manager Anthony Diaz was present with homeowners present via zoom were Mrs. Diane Rutherford, Mr. Noel Curry, Mrs. Ana Hurlbert, Ms. Terri Loudon, Ms. Caroleen Williams and Mrs. Paola Reyes.

Comments summarized and paraphrased:

Homeowner Comments: None

L&R landscaping around Las Flores. Karen Perry & Diane Rutherford. In the Spring of 2021, there was a walk around of all the buildings. For the Las Flores walk around the G.M., an arborist, Vitale, Tony, and Karen were present. The Melaleuca tree was scheduled to be removed, crown trees were scheduled to be trimmed by a tree company and the Big Birds were to be pruned by Vitale. For various reasons this did not happen. Because the area was overgrown, Las Flores pruned the Big Birds and other shrubs. When that happened, we realized they were impacting sprinkler boxes and building structures.

We also realized there was water near the building's foundation. Another meeting was held with the G.M. At that meeting, he agreed the Big Birds were too close to the building and were impacting infrastructure. The G.M. confirmed that the landscaping shed would be vacated. He said the Big Birds and their root balls would be removed and the irrigation would be examined.

The L&R Committee voted in Nov. to purchase new sheds and place them in the La Princessa area. The landscaping committee voted to allow the Big Birds to be removed. There are a number of L&R issues that have carried over from 2021, that need to be completed. Removal of the Melaleuca tree and root ball. Trimming/thinning of trees touching or threatening to touch the building or overhanging the east path.

Some trees need trimming for better growth. Trees were identified by the arborist if the list is still available.

1. Removal of 9 Big Birds (generally on north side) and their root balls.
2. Pruning remaining Big Birds.
3. Vacate Shed.
4. Install French drain and replenish mulch.
5. Tidy up the Ficus tree area- black edging and shrubs need attention.

The palm trees in the front of the lobby doors have grown to the point that the central branch is impacting the overhead. The manager will contact the original designer of the front plantings to see if she is available to come to the building for an evaluation of those palms, but most likely, the palms will need to be removed and other types of palms planted.

L&R CAPEX Priorities for 2022. Karen Perry, List provided by L&R is still under review and no priority were made. Prioritization of the items to be worked on in 2022 is critical since the provided estimates have no basis in actual costs by contractors. In other words, they are all guesses. In addition, it should be noted that many projects from the last two years are incomplete, in bad condition, and otherwise in need of remedial action. The CAPEX does not address these issues at all.

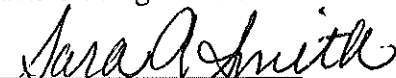
Therefore, it is the position of the board that prior year remedial work be identified and funded for 2022 and that the 2022 CAPEX list be prioritized and priorities for future CAPEX expenses.

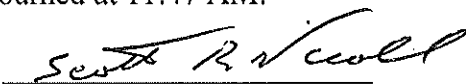
COVID-19 mask mandate review/discussion. Board. Effective February 15, 2022 masks are optional in all Las Flores spaces for owners, residents, visitors, vendors, contractors, and employees.

Next Meeting will be the Regular Board Meeting on March 16, 2022. Scott Nicoll

ADJOURNMENT:

There being no further business the meeting was adjourned at 11:47 AM.


Sara Smith, Secretary


Scott Nicoll, President