

AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
February 10, 2025 | 2:00 p.m.
Clubhouse

NOTICE OF MEETING: In accordance with civil code section 4920, a notice of meeting and agenda items were posted at the community directories for the General Session Board of Directors meeting of the Americana Gardens Homeowners Association held on the above-stated date and time. The meeting was held at the clubhouse and via Zoom.

PRESENT	Kevin Todd	President
	Daniel Hawkins	Vice President
	Tamara Bulek	Treasurer
	Olwen Garcia	Secretary
	Carol Palmiero	Director

MANAGEMENT Rhonda M. Drews, PCAM™– representing Premier Community Association Management

CALL TO ORDER

President Todd called the meeting to order at 2:04pm noting that a quorum was present.

EXECUTIVE MEETING DISCLOSURE

It was noted the Board met in Executive Session prior to the meeting to discuss owner discipline, delinquencies and third party contracts.

SECRETARY’S REPORT

The Board of Directors reviewed the meeting minutes of January 13, 2025. Kevin Todd made a motion to approve the minutes. Olwen Garcia seconded the motion, all in favor, motion passed.

TREASURER’S REPORT

The December financials were presented for review, however the approval of the financials were tabled.

NEW BUSINESS

Association Insurance – An article regarding Association insurance was provided for the Board’s review.

Frontier -The information regarding Frontier bulk services was reviewed. The Board requested representatives attend the next meeting.

Electrical Proposals - Pending waiting on additional proposals.

Plumbing System Design – The Plumbing System Design Proposals remain pending awaiting additional proposals.

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Pigeon Remediation Project - A discussion was held regarding the ongoing efforts for pigeon remediation.

Deck Repairs and Renovation Update -The project is complete. Final payment will be released after the reduction of the cost of the spa heater repair caused by the Contractor.

Dryer Vent Inspection Report –Tamara Bulek is working with vendors to negotiate pricing.

Steps and Stairs Project –Kevin Todd reported he is working with RC Welding to address safety issues. The Board agreed the project is not to exceed \$24,000.00.

ARCHITECTURAL – None

HOMEOWNER'S FORUM – Assessments, payments, water intrusion, electrical, and bulky items.

NEXT MEETING DATE – Monday, March 10, 2025 at 2pm (open session).

ADJOURN

There being no further business to be brought before the Board, the Board adjourned the meeting at 3:15pm.

I, Olwen Garcia, the duly appointed and acting Secretary of the Americana Gardens Homeowners Association, do hereby certify that the foregoing is a true and correct copy of the minutes of the General Session Board of Directors meeting held on the above date and approved by the Board of Directors of the Americana Gardens HOA.

ATTEST Olwen Garcia DATE 3/10/25