

AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
March 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 2:10pm noting that a quorum was present.

EXECUTIVE MEETING DISCLOSURE

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

SECRETARY'S REPORT

The Board of Directors reviewed the meeting minutes of February 10, 2025. Kevin Todd made a motion to approve the minutes. Carol Palmiero seconded the motion, all in favor, motion passed.

TREASURERS REPORT

The January, 2025 financials were presented for review, however the approval of the financials were tabled.

NEW BUSINESS

Pool Furniture Purchase – Tamara Bulek reported on the pool furniture which has been purchased. However, as it was not satisfactory it will be returned.

Reimbursement Request -The Board reviewed the information regarding a reimbursement request from unit 162 in the amount of \$250.00. Kevin Todd made a motion to approve the request. Carol Palmiero seconded the motion, all in favor, motion passed.

Electronic Voting - A proposal to prepare electronic voting Rules from Delphi Law Group was reviewed. Kevin Todd made a motion to approve the proposal in the amount of \$475.00. Olwen Garcia seconded the motion, all in favor, motion passed.

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Frontier – Representatives from Frontier joined the meeting to discuss the potential of bringing fiber into the community and their bulk program. Frontier agreed to follow up with pricing and other pertinent information.

Electrical Proposals – The electrical proposals were reviewed and Kevin Todd asked to meet with Grayco to review in more detail and confirm the number of permits needed, etc.

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

Pigeon Remediation – This project remains ongoing.

Dryer Vent Inspection Report – Tamara Bulek negotiated a cost for each owner with Duct Pros. An email will be sent to the owners with all pertinent information.

Steps and Stairs Project – The preliminary work will begin March 12, 2025.

ARCHITECTURAL – Daniel Hawkins made a motion to ratify the approval at unit #109 for AC replacement. Kevin Todd seconded the motion, all in favor, motion passed.

HOMEOWNER'S FORUM – Tenant information, dues, signage and doors.

NEXT MEETING DATE – Monday, April 14, 2025 at 2pm (open session).

ADJOURN

There being no further business to be brought before the Board, the Board adjourned the meeting at 3:05pm.

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 _____