

AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
August 11, 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 2:05pm 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 July 14, 2025. Kevin Todd made a motion to approve the minutes. Daniel Hawkins seconded the motion, all in favor, motion passed.

TREASURERS REPORT

The June, 2025 financials were presented for review, however the approval of the financials was rejected as the continuing discrepancies have not been properly addressed by the Accounting Department.

The Reserve Study Proposal was reviewed and tabled until September 8th meeting.

NEW BUSINESS

Recycling – Kevin Todd recounted the information provided to the residents at the recycling event on August 15, 2025. The organics recycling is now a mandatory participation program which will require all units to be made aware. The meeting was attended by 10 units.

Balcony & Door Painting Proposals -It was recommended to not perform the balcony railings and doors at this time due to the potential costs involved with infrastructure issues. However, Carol Palmeiro and Tamara Bulek feel the balcony railings and door project should be done at this time. Tamara made the motion to go forward with the project. Second by Carol. All in

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favor motion passed. Kevin Todd to follow up with the details of the project and contractor to be chosen by September 8 meeting.

Frontier – The Frontier Fiber installation is in process. Concerns regarding solicitors was expressed and will be relayed to Frontier.

Electrical Proposals – The proposal from AD Magellan was reviewed. There are questions as to whether this project should be placed into the Reserve Study. Kevin Todd made a motion to table this matter and revisit at a later date. Olwen Garcia seconded the motion, all in favor, motion passed.

Plumbing System Design – This matter was tabled pending additional proposals from engineers.

Dryer Vent Inspection Report – This project is underway.

Steps and Stairs Project – This is pending waiting on additional proposals.

ARCHITECTURAL – None

HOMEOWNER'S FORUM – Various items were discussed such as: Hot water heaters temperatures, Frontier and pool maintenance.

NEXT MEETING DATE – Monday, September 8, 2025 at 2pm (open session).

ADJOURN

There being no further business to be brought before the Board, the Board adjourned the meeting at 2:56pm.

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, Sec. DATE 9/8/25