

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
Monday, September 23, 2024 | 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
	Tamara Bulek	Treasurer
	Olwen Garcia	Secretary
	Carol Palmiero	Director

ABSENT	Daniel Hawkins	Vice President
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MANAGEMENT	Rhonda M. Drews, PCAM™– representing Premier Community Association Management
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CALL TO ORDER

President Todd called the meeting to order at 2:02pm noting that a quorum was present.

EXECUTIVE MEETING DISCLOSURE

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

SECRETARY’S REPORT

The Board of Directors reviewed the meeting minutes of August 12, 2024. Kevin Todd made a motion to approve the minutes. Olwen Garcia seconded the motion, all in favor, motion passed.

TREASURER’S REPORT

The August financials were presented for review, however they were tabled as the Allocation Report was missing.

The reserve study proposal from SCT was reviewed. Kevin Todd made a motion to accept the proposal. Tamara Bulek seconded the motion, all in favor, motion carried.

NEW BUSINESS

Electronic Locks Proposal – The proposal from First Call to install programmable electronic locks on the laundry rooms and fitness center. Olwen Garcia seconded the motion, all in favor, motion passed.

Rail Painting Proposals – Ms. Drews will make arrangements for EmpireWorks to perform a final walk and inspection.

Balcony Railings Proposal – EmpireWorks submitted a proposal to paint the balcony railings.

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Deck Repairs & Renovation Update – It was noted that first phase of this project was done poorly, poor workmanship and the product did not cure properly due to heat. The project will be rescheduled and the decks will be resurfaced.

Schedule Annual Meeting – The annual meeting was scheduled for Saturday, April 12, 2025 at 10am.

Dryer Vent Inspection Report – Tamara Bulek volunteered to handle the inspections and notice to the owners.

Steps and Stairs Project – Replacing and repairing various damaged steps and especially the bottom step at several units was discussed. It was noted there are approximately 58 steps in need of replacement and a proposal will be forthcoming.

Entryway Power Wash Project – Management was directed to obtain a proposal to power wash entry ways. A request was made for a proposal to power wash the walkways as well.

ARCHITECTURAL

No report needed.

HOMEOWNER'S FORUM – Owners in attendance discussed items such as: landscaping, pools, balconies.

NEXT MEETING DATE – Monday, October 14, 2024 at 2pm (open session).

ADJOURN

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

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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 Homeowners Association.

ATTEST Olwen Garcia DATE _____