

# Americana Gardens Homeowners Association

## Board of Directors Executive Session Meeting Notice & Agenda Monday, January 12, 2026, at 1:00 p.m. Clubhouse (Closed to Membership)

### CALL TO ORDER

#### SECRETARY'S REPORT

- December 8, 2025, Executive Session Board of Directors Meeting Minutes

#### NEW BUSINESS

- Homeowner Discipline  
Violation Detail Report
- Owner Delinquencies & Collections  
Outstanding AR & Collection Matters
- Third Party Contracts

### ADJOURNMENT

## General Session Meeting Notice & Agenda Monday, January 12, 2026 at 2:00 p.m. Clubhouse

Access is limited. Owners are encouraged to attend via Zoom.

<https://us02web.zoom.us/j/88056995278>  
669 444 9171 | Meeting ID: 880 5699 5278

**Meeting Rules:** As the “Open Meeting Act” provides members may observe the meeting but not participate in the Board’s deliberation or votes. Members may address issues during the open forum portion of the meeting. Be polite.

### CALL TO ORDER

#### EXECUTIVE MEETING DISCLOSURE

#### SECRETARY'S REPORT

- December 8, 2025, Board of Directors Meeting Minutes

#### TREASURERS REPORT

- January 2024 – November 2025 Financial Reports

#### NEW BUSINESS

- Balcony Inspection Report
- BBW Repair Proposals
- Tree Trimming Proposals
- Emergency Lockboxes
- Electrical Proposals
- Plumbing System Design Proposal
- Dryer Vent Inspection Project
- Steps & Stairs Project Update

**ARCHITECTURAL REPORT**

- Review/Ratify Architectural Approval(s)

**HOMEOWNER'S OPEN FORUM – *comments limited to three (3) minutes per owner.***

Owner Participation: During the open forum, each attendee may address the Board for up to three minutes. This is your opportunity to speak to the Board.

**NEXT MEETING DATE**

- Board of Directors Meeting – Monday, February 9, 2026

**ADJOURNMENT**