

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES  
Monday, March 11, 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.

<b>PRESENT</b>	Kevin Todd	President
	Daniel Hawkins	Vice President
	Tamara Bulek	Treasurer
	Carol Palmiero	Director

<b>ABSENT</b>	Olwen Garcia	Secretary
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<b>MANAGEMENT</b>	Rhonda M. Drews, PCAM™– representing Premier Community Association Management
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**CALL TO ORDER**

President Todd called the meeting to order at 2:15pm 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 December 12, 2024. Kevin Todd made a motion to approve the minutes. Daniel Hawkins seconded the motion, all in favor, motion passed.

**TREASURER'S REPORT**

The January financials were tabled.

**NEW BUSINESS**

*Exterior Tile Removal* – The proposal from D&B Maintenance to remove the exterior wall tile was reviewed. The Board may consider this project at a later date.

*South Maintenance Storage & Boiler Room Painting* – The Board reviewed the proposal from Talamantes Painting. Kevin Todd made a motion to ratify the approval of the proposal in the amount of \$1750.00. Daniel Hawkins seconded the motion, all in favor, motion passed. The Boiler Room painting was tabled.

*Parking Lot Surveillance Cameras* – Proposals for the installation and necessary wiring for the surveillance cameras were reviewed. Kevin Todd made a motion to approve Pastion Industries proposal in the amount of \$19,500 and Astro Electrical in the amount of \$7,900.00. Tamara Bulek seconded the motion, all in favor, motion passed.

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*Reimbursement Request* - The Board reviewed the request for reimbursement for added expenses due to a flooring installation in the amount of \$737.48. Kevin Todd made a motion to deny the request as this is a cost to be borne by the owner. Daniel Hawkins seconded the motion, all in favor, motion passed.

*Rental Cap* - The Board reviewed the information provided by the HOA attorney regarding implementing maximum rental units within the community.

*Fences/Gates & Rails Update* – It was reported RC Welding rails have been completed and Empire has four remaining to install.

*Deck Repairs & Renovation Update* – BRS reviewed proposal was reviewed. Kevin Todd made a motion to approve the proposal from BRS in the amount of \$73,163. Daniel Hawkins seconded the motion, all in favor, motion passed.

*Bulk Services* – The preliminary survey results were reviewed which leaned toward the majority of the owners not being interested in bulk services.

**ARCHITECTURAL**

The Board reviewed the Architectural Applications for units 248 and 255. Kevin Todd made a motion to approve the two applications. Daniel Hawkins seconded the motion, all in favor, motion passed.

**HOMEOWNER'S FORUM** – Owners in attendance discussed items such as: security and deck repairs.

**NEXT MEETING DATE** - Monday, April 8, 2024, at 2pm (open session).

**ADJOURN**

There being no further business to be brought before the Board, the Board adjourned the meeting at 3:26pm.

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I, <sup>Daniel Hawkins</sup>~~Olwen Garcia~~, the duly appointed and acting <sup>Vice President</sup>~~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  DATE April 8, 2024