

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES**

Monday, May 13, 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
	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 2:03pm 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 third party contracts, personnel, delinquencies and owner discipline.

SECRETARY'S REPORT

The Board of Directors reviewed the meeting minutes of April 8, 2024. Kevin Todd made a motion to approve the minutes. Daniel Hawkins seconded the motion, all in favor, motion passed.

TREASURER'S REPORT

The March financials were presented for review, however they were tabled for further review.

The CD Rates for various institutions were presented. Kevin Todd made a motion to authorize Tamara Bulek and Kevin Todd to formulate an investment plan. Olwen Garcia seconded the motion, all in favor, motion passed.

Kevin Todd made a motion to ratify the audit approval. Daniel Hawkins seconded the motion, all in favor, motion passed.

NEW BUSINESS

Color Consultant – Proposals for color consulting services were reviewed and discussed. Management was directed to obtain additional proposals as well as arrange for the Color Coach to attend the June Board meeting.

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Boiler Room Repairs – The proposals for drywall in the boiler rooms were reviewed. Kevin Todd made a motion to approve Astro's proposal in the amount of \$4,200. Olwen Garcia seconded the motion, all in favor, motion passed.

Rules & Regulations – The final draft of the Rules & Regulations was discussed and will be sent to the HOA attorney for review.

Fences/Gates & Rails Update – It was reported the rails at the South Pool will be done this week. It was also reported that the final inspection will be done by Empire.

Deck Repairs & Renovation Update – BRS is to inform the Association as to the non slip surface details as well as additional color options.

Bulk Services – The information on internal wiring was reviewed. It was agreed to send the matter out to vote with the next election.

ARCHITECTURAL

None

HOMEOWNER'S FORUM – Owners in attendance discussed items such as: trash on balcony.

NEXT MEETING DATE – Tuesday, June 11, 2024, at 2pm (open session).

ADJOURN

There being no further business to be brought before the Board, the Board adjourned the meeting at 3:31pm.

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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 G. Garcia, Sec. DATE June 11, 2024