

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS EXECUTIVE SESSION MEETING MINUTES
Tuesday, July 8, 2024 at 1:00 p.m.**

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
	Olwen Garcia	Secretary
	Tamara Bulek	Treasurer
	Carol Palmiero	Director
ABSENT	Daniel Hawkins	Vice President

Management Rhonda M. Drews, PCAM – representing Premier Community Association Management

CALL TO ORDER

Kevin Todd called the meeting to order at 1:20pm noting that a quorum was present.

SECRETARY'S REPORT

The Board of Directors reviewed the executive session minutes of June 11, 2024. Kevin Todd made a motion to approve the minutes as presented. Olwen Garcia seconded the motion, all in favor, motion passed.

HOMEOWNER DISCIPLINE

The Violation Report was reviewed and various violations were discussed.

DELINQUENCIES

The delinquency report was reviewed.

Carol Palmiero made a motion to cease any further collection action for homeowner Solomon. Kevin Todd seconded the motion, all in favor, motion passed.

The request to have late fees reversed from Raila Horne was reviewed. Kevin Todd made a motion to reverse the late fees. Tamara Bulek seconded the motion, all in favor, motion passed.

THIRD PARTY CONTRACTS

The outstanding issues with EmpireWorks were discussed.

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ADJOURN

There being no further business to discuss, the Board moved to adjourn the meeting at 1:59pm.

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 C. Garcia, Sec. DATE 8/12/24