

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
Monday, August 12, 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 2:03pm noting that a quorum was present.

EXECUTIVE MEETING DISCLOSURE

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

SECRETARY'S REPORT

The Board of Directors reviewed the meeting minutes of July 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 June financials were presented for review, however they were tabled for further review.

NEW BUSINESS

Rules & Regulations – The comments received from owners were reviewed. Kevin Todd made a motion to adopt the Rules & Regulations with the noted change. Daniel Hawkins seconded the motion, all in favor, motion passed.

Fences/Gates & Rails Update – EmpireWorks will be painting the stair railings with the product approved by the Board.

Rail Painting Proposals – Not applicable as EmpireWorks will perform this work.

Deck Repairs & Renovation Update – Project is underway.

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ARCHITECTURAL

Kevin Todd made a motion to ratify the Architectural applications from units 130 & 264. Olwen Garcia seconded the motion, all in favor, motion passed.

HOMEOWNER'S FORUM – Owners in attendance discussed items such as: Rules & Regulations

NEXT MEETING DATE – Monday, September 23, 2024 at 2pm (open session).

ADJOURN

There being no further business to be brought before the Board, the Board adjourned the meeting at 2:43pm.

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

DATE _____

9/23/24