

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS**  
**October 14, 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
	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 discipline and delinquencies.

**SECRETARY'S REPORT**

The Board of Directors reviewed the meeting minutes of September 23, 2024. Olwen Garcia made a motion to approve the minutes. Kevin Todd seconded the motion, all in favor, motion passed.

**TREASURER'S REPORT**

The August financials were presented for review, however the approval of the financials were tabled.

The 2025 budget was discussed. Management will be providing a draft to the Board for review.

**NEW BUSINESS**

*Insurance Renewal* – The insurance renewal was presented for approval. Kevin Todd made a motion to approve the renewal with the noted correct to the number of employees. Daniel Hawkins seconded the motion, all in favor, motion passed.

*Balcony Maintenance Policy* – The Balcony Maintenance Policy was presented for review. Kevin Todd made a motion to approve the policy for distribution to the owners for the required 28 day comment period with the noted addition. Olwen Garcia seconded the motion, all in favor, motion passed.

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*Inspector of Elections* – The proposal from Pro Election to perform inspectors of election services was reviewed. Kevin Todd made a motion to approve the proposal with the acclamation option noting the annual meeting will be held on April 12, 2024. Olwen Garcia seconded the motion, all in favor, motion passed.

*Refund Request* – The Board of Directors reviewed a request from unit #129 for plumbing expense in the amount of \$385.00. Olwen Garcia made a motion to approve the reimbursement. Daniel Hawkins seconded the motion, all in favor, motion passed.

*Stairway Railings Update* – Kevin Todd reported that he performed a final walkthrough with EmpireWorks. While not completely satisfied with the performance of EmpireWorks, in the interest of closure with this contractor he has signed off on the project.

*Deck Repairs & Renovation Update* – The workmanship of the BRS sub-contractor was discussed. BRS has agreed to perform an inspection of the balconies and to rework those balconies found to be substantially inferior in quality of workmanship.

*Dryer Vent Inspection Report* – This matter was tabled.

*Steps and Stairs Project* – This matter was tabled.

*Entryway Power Wash Project* – The proposal to perform various power washing throughout the community was reviewed. Daniel Hawkins made a motion to power wash the front door entryways, all walkways and all entrances to the property. Carol Palmiero seconded the motion. All in favor, motion passed.

**ARCHITECTURAL** - No report needed.

**HOMEOWNER'S FORUM** – None

**NEXT MEETING DATE** – Monday, November 11, 2024 at 2pm (open session).

**ADJOURN**

There being no further business to be brought before the Board, the Board adjourned the meeting at 3:08pm.

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 HOA.

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BOARD OF DIRECTORS

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ATTEST C. Garcia, Sec'y DATE 11/11/24