

AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
December 9, 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 discipline, delinquencies and 3rd Party Contracts.

SECRETARY’S REPORT

The Board of Directors reviewed the meeting minutes of November 11, 2024. Kevin Todd made a motion to approve the minutes. Daniel Hawkins seconded the motion, all in favor, motion passed.

TREASURER’S REPORT

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

A proposal was reviewed from Vanderpol and Company to perform the year end audit. Kevin Todd made a motion to approve the proposal. Tamara Bulek seconded the motion, all in favor, motion passed.

The 2025 reserve study prepared by SCT Reserve Consultants was reviewed. Kevin Todd made a motion to approve the proposal. Olwen Garcia seconded the motion, all in favor, motion passed.

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NEW BUSINESS

Balcony Coating Maintenance Policy – The Board reviewed the proposed Balcony Maintenance Coating Policy. Kevin Todd made a motion to approve the policy to be sent to all owners for the required 28 day comment period. Tamara Bulek seconded the motion, all in favor, motion passed.

Holiday Bonuses – Kevin Todd made a motion to issue the following bonuses:

Cecilio Lima - \$250; Adrian Lerma - \$250; Chris Axelrod - \$100 and Ralph from RLC Plumbing - \$100. Daniel Hawkins seconded the motion, all in favor, motion passed.

Plumbing System Design Proposal – The Board reviewed the proposal from Eglert Gutierrez Design in the amount of \$43,200 to prepare new plumbing design plans and specifications. Management was requested to obtain additional proposals.

Palm Tree Removal & Plant & Palm Tree Planting- It was reported that new trees are being planted which are deferred plantings from last year.

North Laundry Room Washer & Dryer – A discussion was held regarding leasing or purchasing machines.

Pigeon Remediation Project – A discussion was held regarding the ongoing efforts for pigeon remediation.

Parking Lot Surveillance Update – It was reported that the parking lot cameras are installed and operating. First Call will be onsite December 23, 2024 for a tutorial.

Deck Repairs & Renovation Update – It was reported BRS will be on property to inspect the balconies on December 11, 2024.

Dryer Vent Inspection Report – This matter was tabled and Tamara Bulek agreed to address after New Year.

Steps and Stairs Project – A proposal was reviewed from RC Welding for the steps and stairs project in the amount of \$12,585.00. Kevin Todd made a motion to approve the proposal. Daniel Hawkins seconded the motion, all in favor, motion passed.

ARCHITECTURAL – A discussion was held regarding the replacement of the entry doors on Sunrise. Management was requested to inquire with the Fire Department regarding code and also determine if a handyman could install the doors once purchased.

HOMEOWNER'S FORUM – None.

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NEXT MEETING DATE – Monday, January 13, 2024 at 2pm (open session).

ADJOURN

There being no further business to be brought before the Board, the Board adjourned the meeting.

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.

ATTEST O. Garcia, Sec. DATE 1/13/25