

AMERICANA GARDENS HOMEOWNERS ASSOCIATION
ANNUAL MEETING OF OWNERS

Saturday, January 9, 2021

1:00 p.m. – Call to Order

VIA ZOOM

MEETING ID: 820 1623 2861

PASSCODE: 913445

DIAL IN: 669-900-9128

ANNUAL MEETING AGENDA

I. CALL TO ORDER

Introductions:

- **Current Board of Directors**
- **Management Representatives**
- **Inspector of Elections**
- **Candidates for Election**
- **Homeowners**

II. PROOF OF NOTICE/QUORUM

- **If quorum is not reached the meeting stops at this point and a continued Annual Meeting date is established.**

III. CLOSE OF POLLS/BALLOTING

IV. TABULATION OF BALLOTS

V. PRESIDENT'S REPORT

VI. FINANCIAL REPORT

VII. HOMEOWNERS OPEN FORUM

VIII. ELECTION RESULTS

IX. ADJOURNMENT OF ANNUAL MEETING

There will be a brief Organizational meeting of the Board immediately following the conclusion of the Annual meeting to elect Officers for the coming year.

ORGANIZATIONAL MEETING OF BOARD OF DIRECTORS

AGENDA

- I. CALL TO ORDER**
- II. ELECTION OF OFFICERS**
- III. ADJOURNMENT OF ORGANIZATIONAL MEETING**

AMERICANA GARDENS HOMEOWNERS' ASSOCIATION
ANNUAL MEETING OF MEMBERS
APRIL 6, 2019

BOARD MEMBERS PRESENT: Kevin Todd, President
Tamara Bulek, Treasurer
Olwen Garcia, Director

BOARD MEMBERS ABSENT: Jim Mattacola, Vice President
Daniel Hawkins, Secretary

OWNERS PRESENT: See Attached List

Also present was Bobbie Gaffney, representing The Gaffney Group

CALL TO ORDER

President Todd called the meeting to order at 10:00 A.M.

PROOF OF NOTICE

It was stated that notice was served to each owner by first class mail.

PROOF OF QUORUM

The Inspector of Elections verified that the Association's quorum requirements were met.

INTRODUCTIONS

Each of the Board members introduced him/herself.

TREASURER'S REPORT

Treasurer Bulek stated that the Association's finances are stable. The Association is currently under budget for the fiscal year and the reserve balance is \$394,000. The Association is currently contributing \$19,000 monthly to the reserve fund.

PRESIDENT'S REPORT

President Todd reported that the Board has been working on increased lighting for the outer perimeter as well as the interior of the property. Replacement plants are being planted both on the perimeter and interior of the property and the asphalt parking lot was replaced. The gate has also been installed on the trash enclosure, the laundry room has been refurbished, and several roof repairs were made, as well as plumbing repairs.

MEMBER COMMENTS

An owner asked about the Board's goals for this term, to which President Todd responded that the Board will be working on additional lighting and landscape, as well as fencing, pool resurfacing and the laundry facilities. Communication was mentioned with regard to improving communication from Management and the Board. Use of the website, as well as owner dial-in capability for meetings were

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suggested. Dryer vent cleaning and an update on the fire damage were also topics during the Member Comments portion of the meeting.

RESULTS OF BALLOT COUNT

Management reported that Tamara Bulek received 70 votes, Olwen Garcia received 44 votes, and Jim Mattacola received 45 votes. Therefore, each of the three was re-elected to the Board of Directors and the IRS Resolution was approved by a vote of 50 in favor, 2 opposed.

ADJOURNMENT

Upon motion made by Tamara Bulek and carried, the meeting adjourned at 10:44 A.M.

Respectfully submitted,