

**Americana Gardens Homeowners Association  
Board of Directors General Session Meeting Notice & Agenda  
Monday, August 08, 2022 | 2:00 pm | Clubhouse |  
Via Zoom**

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The Board of Directors@Americana Gardens is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/81611781784?pwd=NnFVYXRUZVBzd3hUZ2hCOFpCUW5pUT09>

Meeting ID: 816 1178 1784

Passcode: 084888

One tap mobile

+16694449171,,81611781784# US

**MEETING RULES:** No

audio allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," members may observe the meeting but may not participate in the board's deliberations or vote. Members do have the right to address issues during the open forum portion of the meeting. Please be courteous and polite.

**CALL TO ORDER:**

**EXECUTIVE SESSION DISCLOSURE:**

- Account Number 88-60217 – Guralnick & Gilliland, LLP – status update
- Account Number 88-60264- Status Update
- Review proposals for Maintenance and Repair of Fitness Equipment

**SECRETARY'S REPORT;**

Approval of July 11, 2022 minutes

Pages:

1-3

**TREASURES REPORT:**

- Review Financial Statements June 2022 - **HANDOUT**
- Aged Owner Balances
- Authorization for Transfer
- Reserve Contribution Deposit

**ARCHITECTUAL APPLICATIONS:**

Pages:  
5-20

- Ratify - Unit 268 – Re-vent dycer vent through the roof pending further information.
- Ratify – Unit 144 – A/C Unit installed
- Ratify – Unit 201 – A/C Unit installed
- Unit 103- Approval- Pull Down Sun Screen

**MANAGERS REPORT:**

Pages:  
21-28

- Action List
- Work Orders
- Roof Access
- Violation Log

**COMMON AREA MAINTENANCE:**

- Project Update – Fences, Gates and Rails
- Balcony Inspection Update

**NEW BUSINESS:**

**OLD BUSINESS:**

Pages:  
29-60

- Chistina DeJardin – Email received – Ballots to be tabulated on November 14, 2022
- Delphi Law Group – Received mailer for the revision of CC&R’S AND Bylaws
- Email Blast – Water Shut Off -07-27-2022
- Courtesy Notices

**OPEN FORUM:** During the open forum, each attendee may address the board for up to three minutes. A director or manager may briefly respond. Speakers must observe rules of decorum and not engage in disrespectful behavior. The time guidelines ensure that others will have an opportunity to speak. All persons must follow the Meeting Rules listed at the top of this agenda.

**NEXT MEETING DATE**

August 15, 2022

**ADJOURNMENT**