

AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
January 13, 2025 | 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 2:01pm 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 December 9, 2024. Kevin Todd made a motion to approve the minutes. Daniel Hawkins seconded the motion, all in favor, motion passed.

The Board of Directors reviewed the emergency meeting minutes of January 2, 2025. Kevin Todd made a motion to approve the minutes. Carol Palmiero seconded the motion, all in favor, motion passed.

TREASURER’S REPORT

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

NEW BUSINESS

Roof Maintenance Proposal – The proposal from BRS Roofing to perform the annual roof maintenance was reviewed. Kevin Todd made a motion to approve the proposal contingent upon verification that any AC’s that have been replaced have been inspected and paid for to BRS. Daniel Hawkins seconded the motion, all in favor, motion passed.

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Plumbing System Design – The Plumbing System Design Proposals remain pending awaiting additional proposals.

North Laundry Room – Washer & Dryer Purchase – After discussion on the options for the North Laundry Room, Kevin Todd made a motion to authorize the purchase of Speed Queen washer & dryer. Daniel Hawkins seconded the motion, all in favor, motion passed.

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. Kevin Todd pointed out that having only one person monitor the cameras is not the most effective use of the network.

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

Steps and Stairs Project –Kevin Todd reported he is working with RC Welding to determine a path forward.

ARCHITECTURAL – None

HOMEOWNER’S FORUM – Key fobs, codes and plumbing issues.

NEXT MEETING DATE – Monday, February 10, 2025 at 2pm (open session).

ADJOURN

There being no further business to be brought before the Board, the Board adjourned the meeting at 3:02pm.

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 *G. Garcia* DATE 2/10/2025