

**AMERICANA CONDOMINIUM OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING**

Tuesday, March 7, 2023

MINUTES

Board Members: Roberto Balestreri, Joanna Hourani, Veronica Sanchez

Property Management Staff: Nicky Morfin, Juan Cabrera

Guests:

I. CALL TO ORDER

President Joanna Hourani called the regular session of the Americana HOA meeting to order at 6:08 PM.

II. HOMEOWNER INPUT

There was no homeowner input.

III. MINUTES

A motion by President Hourani, seconded by R. Balestreri, and unanimously carried, to approve the February 7, 2023 Board meeting minutes.

IV. FINANCIALS

Special Assessment	Noted in Executive Session Minutes
--------------------	------------------------------------

V. LANDSCAPING – Juan Cabrera, Heritage Landscaping Services

Landscaping Report	<ul style="list-style-type: none">• The irrigation system continues to be off due to the continuous rain storms• Weeds and debris will continue to be removed on a regular basis• No broken or downed trees from the last heavy winds <p><u>To Do Tasks:</u></p> <ul style="list-style-type: none">• 3204 Caminito Quixote – tree needs to be trimmed• 972 Picador - Ash tree needs to be removed• 974 Picador – dead pine tree needs to be removed <p>For the tree at 972 Picador, J. Cabrera believes this tree may require a tree service. Nicky will contact tree service companies to get bids.</p>
--------------------	--

VI. OTHER BUSINESS

Parking Flyer	A motion by President Hourani, seconded by V. Sanchez, and unanimously carried, to approve parking notification. The notice will again remind members/tenants about parking within complex, particularly Caminito Quixote and along red zones. Effective May 1, 2023, vehicles not displaying the red parking permit or parking in the red zone, is an immediate tow.
Roofs	Pat Strafford to review leaked roofs.

Renato	Nicky to research other handyman/vendors to use. Renato not fulfilling his duties in removing trash/debris from the community.
--------	--

The regular session of the Board of Directors meeting adjourned at 6:23 PM.

The next HOA walkthrough is set for March 16, 2023.

The next meeting is set for Tuesday, April 4, 2023.