



Americana Condominium Owners Association, Inc.

Notice of Open Board of Directors Meeting

In person

Thursday, November 21, 2024

6:00-7:00 pm (Spanish)

7:00-8:00 pm (English)

Meeting - Please meet at The Club House located on Caminito Quixote

AGENDA

OPEN SESSION 6:00 PM – All members are welcome this 1-hour session will be ENGLISH ONLY

Call to order

Homeowners Forum-Three minutes per speaker. A director or manager may respond briefly to statements made or questions raised, however, the Board may not make motions on any item that is not on the agenda unless it is an emergency.

1. **Approval of Minutes** – SDHOA – October Meeting Minutes and October Executive Meeting Minutes
2. **Financials** October 2024
3. **New Business**
 - a. Board Member Resignation – Announcement
 - b. Open Seat – Announcement, looking for an interim to complete term.
 - c. Landscaping – Vendor Termination Announcement
 - d. Estimates – New Vendor / Board to Review
 - e. Lighting at the HOA in Common Areas
 - f. Pest Waste Left In Common Areas
 - g. Roof Leaks – Special Assessment Completion not till February 2025, Once Monies Is Collected roofs will be worked on in order of Emergency.
4. **Unfinished Business**
 - a. Insurance Updates – Property Insurance
 - b. Zinsco panel replacement updates – Plan Funding
 - c. Finalize Budget 2025
 - d. SB326 Inspection -
 - e. Assessment Dues Increase
 - f. Architectural Request
 - g. Any other business
5. **Next Tentative Board Meeting:** No Meeting in December
6. **Adjournment**

EXECUTIVE SESSION 8:00 PM – Not open to General Members

1. **Call to Order**
2. **Business**
 - a. Contracts for 2024 & 2025
 - b. Violations/Delinquencies
 - c. Personnel Issues



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