

**PROMENADE VILLAS RECREATION AND MANAGEMENT ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FEBRUARY 18, 2026  
6:00PM General Session  
Via Zoom Conference Call**

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**AGENDA**

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*Civil Code §4930: The Board may NOT discuss or take action on any item at a non- emergency meeting unless the items was place on the agenda included in the notice that was posted and distributed pursuant to subdivision (a) of Section 4920.0*

*Virtual Meetings (AB 648) – Amended Civil Code §4090 and added a new Section 4926 to the Civil Code. This law authorizes associations to hold wholly remote Board meetings without also needing to provide a physical location. \*If you need assistance, please contact management at 949-225-0200 or email [Shannon@mcmiskey.com](mailto:Shannon@mcmiskey.com)\**

**GENERAL SESSION**

<b>I. CALL TO ORDER</b>	<b>6:00 PM</b>
<b>II. EXECUTIVE SESSION DISCLOSURE (If applicable)</b> <i>Civil Code § 4935 (e): Any matter discussed in executive session shall be generally noted in minutes of the immediately following meeting that is open to the entire membership.</i>	
<b>III. HOMEOWNER FORUM</b> <i>(3 minutes per member/ 15 minutes maximum)</i>	<b>6:00 PM</b>
<b>IV. SECRETARY'S REPORT</b> A. 10/15/2025 General Session Minutes	<b>6:15PM</b>
<b>V. TREASURER REPORT/ FINANCIALS</b> A. 10/31/2025 Financial Statements B. 11/30/2025 Financial Statements C. 12/31/2025 Financial Statements D. 01/31/2026 Financial Statements E. CDARS Upcoming Renewals	<b>6:20PM</b>
<b>VI. GENERAL BUSINESS</b> A. Roof Proposal for 11546 B. California Arborist Rate Increase Request C. Common Area Repairs- Handicap Sign D. Irrigation E. Parking F. Pool Area- Shower/Restroom G. BBQ Replacement – (Tabled from 2025) H. Utility Doors I. Annual Meeting Date/Time and Location J. 2026 Goals	<b>6:30PM</b>

**ITEMS TO BE ADDRESSED:**

Termite Tenting  
Replacement of Pool Equipment Room Doors  
Concrete/Pavement  
Community Projects  
Vehicle Safe listing Policy  
Residents Handbook Modernization (Previously Tabled)  
Unleashed Pets

**VII. ITEMS NEEDING IMMEDIATE ACTION**

**Before discussing any item not on the posted Agenda pursuant to Civil Code Civil Code §4930 (d), the Board shall openly identify the item to the members in attendance at the meeting.**

**VIII. NEXT MEETING**

Meeting schedule for the year, February 15, 2026, May 20, 2026, August 19, 2026 and November 18, 2026 all via zoom.

**IX. ADJOURN GENERAL SESSION**

**7:30 PM**

**X. ADJOURNMENT**

**Zoom Meeting**

Meeting ID: 823 3336 0915

Passcode: 308012

One tap mobile  
+16699006833

**Happy New Year!!!**