

**PROMENADE VILLAS RECREATION AND MANAGEMENT ASSOCIATION
BOARD OF DIRECTORS MEETING**

AUGUST 19, 2026

6:00PM General Session

Via Zoom Conference Call

AGENDA

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**

GENERAL SESSION

- | | | |
|-------------|---|----------------|
| I. | CALL TO ORDER | 6:00 PM |
|
 | | |
| II. | EXECUTIVE SESSION | |
| | A. Aging Report | |
| | B. 05/20/2026 Executive Session | |
|
 | | |
| III. | EXECUTIVE SESSION DISCLOSURE (If applicable) | |
| | <i>Civil Code § 4935 (e): Any matter discussed in executive session shall be generally noted it minutes of the immediately following meeting that is open to the entire membership.</i> | |
|
 | | |
| IV. | HOMEOWNER FORUM | 6:00 PM |
| | <i>(3 minutes per member/ 15 minutes maximum)</i> | |
|
 | | |
| V. | SECRETARY’S REPORT | 6:15PM |
| | A. 05/20/2026 General Session Minutes | |
| | B. 06/03/2026 Adjourned Annual Meeting Minutes | |
|
 | | |
| VI. | TREASURER REPORT/ FINANCIALS | 6:20PM |
| | A. 05/31/2026 Financial Statements | |
| | B. 06/30/2026 Financial Statements | |
| | C. 07/31/2026 Financial Statements | |
| | D. Operating Account | |
|
 | | |
| VI. | GENERAL BUSINESS | 6:30PM |
| | A. Organizational Meeting | |
| | B. Streamline Proposal for Doors | |
| | C. Roofing Standards Annual Roof Maintenance Proposal | |
| | D. WC Friend Proposal for Pedestrian Gate | |
| | E. Proposals for Tree Removal/Treatment | |
| | F. Termite Repairs Needed | |
| | G. Walk Way/Planters/Shopping Center | |
| | H. BBQ Replacement- See Streamline Recommendations | |
| | I. Common Area Repairs | |
| | J. Landscape | |
| | K. Parking Patrol Options | |
| | L. Upcoming Budget 2027 | |
| | M. Upcoming Board Meeting | |

ITEMS TO BE ADDRESSED 2026:

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, ~~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