



THE VILLAS OF AMBERWOOD

Villas of Amberwood Condominium Association, Inc.
Board of Director's Meeting
December 9, 2004

Lourdes Gonzalez, P.D. called the duly posted meeting to order at 8:17 p.m.

Quorum

A quorum was declared present based on the presence of the following directors:

Lourdes Gonzalez, PD
Johann Ali, SD
Jane Dominguez, TD Absent (excused due to illness)
Lewis Aqui, DD
Martha Silva, DD

Also Present

Joseph R. Boronat from MJB Management Services, Villas of Amberwood.
Homeowners: Gustavo Galindo
 Eduardo Bleiberg
 Beverly Akerblom

Proof of Notice of Meeting

Notice was posted on mailboxes.

Reading and disposal of unapproved minutes

Last meeting minutes were waived and not read.

Treasurer's Report

YTD November 2004 Profit and Loss

Income \$180,731
Expenses \$191,867

\$3,496 Operating Account Cash November 31, 2004
\$46,724 Reserve Account Balance November 31, 2004
\$10,000 C.D
Delinquency -\$3,823

Old Business

1. Tele Entry System - Entry/Exit gate Job Update
Drawings will be received for entry and exit gate modifications. New design, new gates, new equipment will be installed. The VOAll board is working with VOA board on this project. Once drawings received they will be submitted to Miami Dade County for permitting. This job will require a Special Assessment. The amount will be known after bids are received. Design includes a freestanding wall for community signage. Building 9 will have working exit gate. The new tele-entry



system that was already installed was due to a circuit board short damaging the system beyond repair. Lewis recommended that signage wall should be permitted as separate job so gate job does not get delayed. The quorum agreed by acclamation. Lewis recommended that we get the permit for the sign as soon as the drawings are completed along with permitting. Lourdes stated that VOA should do a dry run type of permit process, i.e. pulling a permit without contractor being selected. The board agreed to proceed with permitted process upon drawing received. The board discussed using Wedoitinc for permitting, and agreed to do so by acclamation of those present.

2. Gutter Job Update
New gutters were installed at front exposure of all buildings.

New Business

1. Community Master Plan
Selection of new colors, new landscaping, removal of corridor Chattahoochee and installation of ceramic tiles projected. Johann offered to draft a master plan to guide and inform residents of the long-term goals of the board and the community as a whole.
2. Community Communications
Johann recommended for owners to communicate via email. Johann has drafted a VOA website that will be launched in the immediate future. Email database needs to be compiled by mining the data compiled during the remote control distribution when the new tele-entry system was installed.
3. Rules Enforcement
Various warning letters mailed. At screenings new residents are warned about violations. Grievance committee needs to be created in order for fining process. Johann requested that owners help with the fining committee. Gustavo in unit 41 offered to help. Eduardo from Unit 91 offered to help. Jenny Melendez from Unit 57 and the Calero brother and sister from Unit 49 also have shown interest to assist the board.
4. Annual Meeting Announcement
February 8th annual meeting
January 3rd is deadline for notification to run on the board.
5. BFI
Johann explained that the attorney would review the waste service agreement. The board has the right to terminate existing agreement. The new service will be either with larger bins, six days per week service or an alternative of very large bins with three days per week service. With new garbage contractor the association will save approximately \$500 monthly. The board agreed to proceed



in canceling agreement with BFI and contracting Waste Management as new service provider.

Good and Welfare

Standing order for VOA to fix broken balconies

Misc.

1. Lewis asked Bernal to test soil behind Beverly's unit, treat for fungus and chinch bugs and give a quote to install sod.
2. Lew asked to find out exactly what flood insurance covers.

There being no further business, the meeting was adjourned at 9:22 P.M.