



THE VILLAS OF AMBERWOOD

Villas of Amberwood Condominium Association, Inc.
Election & Annual Meeting
February 8, 2005

Call to Order

Jane Dominguez called the Annual Meeting to order at 7:00 p.m.

Quorum

- A quorum of the members was declared present. Eleven owners were present in person or by proxy, as follows:
 - Lourdes Gonzalez, PD Absent
 - Johann A. Ali, SD
 - Jane Dominguez, TD
 - Lewis Aqui, DD Absent
 - Martha Silva, DD Absent

- Also Present
 - Joseph R. Boronat from MJB Management Services and Villas of Amberwood homeowners.

Proof of Notice of Meeting

- Notice was forwarded in to owners in accordance with Florida Statutes. The First Notice was mailed (60) days prior to the meeting date and the Second Notice was mailed in (14) prior to the meeting date.

Reading and disposal of unapproved minutes

- Last meeting minutes were waived and not read.

Announcement of New Board Members

- Based on the letters of intent to serve on the Board of Directors, the 2005 Board of Directors will be:
 - Johann A. Ali
 - Jane Dominguez
 - Lewis Aqui
 - José Ochoa
 - Pilar Bonariva

Unfinished Business.

- 2005 Budget Approval – the 2005 Operating Budget and Reserve Allocation was presented to the Quorum for discussion and approval.
- There being no discussion, comments or questions about the proposed budget, Jane Dominguez, TD motioned to accept and approve the 2005 Operating Budget and Reserve Allocation as presented. Johann A. Ali, SD seconded. The motion passed by acclamation.

New Business

- Gate Project Update – Johann A. Ali, SD, informed the Board of Directors and the owners present that the quotes had not yet been received and that costs might be above what had been anticipated. Johann committed to continue working with the contractors to receive the bids for the project and keep the Association informed of the progress.

Adjournment

- There being no further business to conduct, the Board of Directors motioned to adjourn at 7:41 p.m.
- The motion was seconded by Johann A. Ali, SD and approved by acclamation.

Villas of Amberwood Condominium Association, Inc.

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