



THE VILLAS OF AMBERWOOD

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**Villas of Amberwood Condominium Association, Inc.**  
Organizational Meeting  
March 17, 2005

**Call To Order**

- Johann Ali, current Secretary Director called to order at 7:40 p.m.
- Quorum of the board of directors was present.

**Quorum**

- A quorum was declared present based on the presence of the following directors approved at the Annual Meeting on February 8, 2005:
  - Johann Ali, SD
  - Lewis Aqui, VPD
  - Pilar Bonariva Absent
  - Jane Dominguez, TD
  - Jose Ochoa Absent

**Selection of Director Positions**

- Lewis Aqui nominated Johann Ali as President Director (PD)
  - Jane Dominguez 2<sup>nd</sup> the motion
  - The motion was accepted by acclamation
- Johann Ali nominated Jane Dominguez as Treasurer Director (TD)
  - Lewis Aqui 2<sup>nd</sup> the motion
  - The motion was accepted by acclamation
- Johann Ali nominated Lewis Aqui as Secretary Director (SD)
  - Jane 2<sup>nd</sup> the motion
  - The motion was accepted by acclamation

**THEREFORE,**

- Pilar Bonariva and Jose Ochoa will be Directors at Large (DD)
  - This was accepted by acclamation.

**New Business**

- Transition and update of banking records – Johann A. Ali, PD, requested that Jane Dominguez, TD, update the banking documents so that the 2005 PD and SD had signature authority for the accounts. Jane indicated that she would do so.

**Adjournment**

- There being no further business to conduct, the Board of Directors motioned to adjourn at 7:50 p.m.
- The motion was seconded by Lewis Aqui, SD and approved by acclamation.

Villas of Amberwood Condominium Association, Inc.  
Board of Director's Meeting  
March 17, 2005

**Call To Order**

- Johann Ali, PD called to order at 7:50 p.m. Quorum of the board of directors was present.

**Quorum**

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

Johann Ali, PD	
Lewis Aqui, SD	
Pilar Bonariva, DD	Absent
Jane Dominguez, TD	
Jose Ochoa, DD	Absent

**Also Present**

- Joseph R. Boronat from MJB Management Services, Villas of Amberwood Homeowners.

**Proof of Notice of Meeting**

- Notice was posted on mailboxes.

**Reading and disposal of unapproved minutes**

- Last meeting minutes were waived and not read. Jane so motioned and Lewis seconded; the motion passed by acclamation.

**Treasurer's Report**

YTD February 2005 Profit and Loss

Income	\$31,640
Expenses	\$31,104

\$535	Operating Account
\$52,800	Reserve Account
\$10,000	C.D
(\$1,073)	Delinquency (Unit 104)

**Old Business**

**Entry / Exit Gate job update**

- Proposals are in the process of being received. Paradise Gates and John's Garage Door declined to send proposals. TEM and AAA Doors are sending their proposals.
- Lew recommended to forward plans/specifications to Perimeter Security

**Matamoro Janitorial Duties**

- Further discussion with Jose need to talk about Matmoro duties and job performance.

**Proposals**

- Painting of all 9 buildings - \$41,000
- Pressure cleaning \$1,000 per building.
- The board discussed doing the high priority projects first, i.e. entry gates and sprinkler system repairs.

**Landscaping Proposal**

- Mulch \$1,150
- Insecticide \$700
- The board agreed to do the insecticide job first and to hold off on mulch until after sprinklers are fixed.

### **Health Department Pool Citation**

- New Pool Sign Needed, Log Needed, Live hook. Joe will call Abert's Pool.

### **Community Maintenance**

- There was discussion that the Association should increase monthly maintenance charges to fund deferred maintenance. Once the board knows what the gate project cost will be the board will special assess for other projects including sprinklers system repairs, landscaping, garbage bins, etc. This board needs to work on deferred maintenance. There was a consensus that beginning in the next fiscal year, the Board should build in an automatic annual 5% increase in the monthly maintenance charges to ensure that funds are kept at pace with inflation market costs.
- Many of the pole lights are broken and need to be repaired.
- A corridor light in Building 6 is blinking.
- It was reported that the lights at the entrance are not working.
- A Clubhouse roof leak was identified 2 ft south of the ceiling fan closest to the front door. Joe will call Mainland Roofing to investigate and repair.
- The board agreed to fix all rear area gutters at cost of \$960.00.
- Luis Osella's Gutter problem at unit 10140 needs to be fixed ASAP

### **Insurance**

- The insurance policy renewal will be effective April 29<sup>th</sup>, 2005. There was a Policy premium increase from \$31,000 to \$41,000 in 2005. Even at \$41,000 the Association insurance cost is only \$43 per unit monthly. VOA III's insurance cost is \$103 per unit monthly. Allstate Insurance Company increase is half of the expense that other insurance companies charge.

### **New Business**

- Garbage Services - the board members met with BFI and Association attorney before the 7:30 PM Meeting.

### **Rules and Regulations and Enforcement Issues**

- The board is reviewing a draft of rules and regulations.

### **Dogs in community**

- Loose dog, golden color with multiple complaints apparently lives in Building 8. Other multiple complaints about the same dog from other residents were reported to the Board.
- Residents must be directed to use pooper-scoopers and the green area along NW 41 Street when walking their animals.

### **Good and Welfare**

- Child care concern – Alejandra Alfaro – multiple residents reported a Black SUV, White Toyota Corolla, and a Beige SUV dropping off and collecting children of various ages to and from this owners unit. The owner will be contacted regarding the tenant's reported behavior and require her to appear before the Board at the next Board of Directors Meeting.
- The possibility of a Bulk Cable agreement was discussed. The board will look into options for bulk cable service, since those present at the meeting expressed a positive interest in the savings that could result for everyone.

### **Adjournment**

- There being no further business, Johann A. Ali, PD adjourned the meeting at 9:20 PM

**Villas of Amberwood Condominium Association, Inc.**  
BFI Meeting  
March 17, 2005

**Call To Order**

- Meeting started at 6:44 PM

Johann Ali, PD  
Lewis Aqui, SD  
Jane Dominguez, TD  
Joseph Boronat, MJB Management  
Maria Arias, Esq., VOA Association Counsel

**Misc.**

- **BFI Representatives Present:**  
J.R. Romero  
General Manager  
305-694-7315  
fax 694-7276  
juancarlos.romero@awin.com  
3849 NW 37 Ct, Miami, Fl 33142
- Vince Timiraos  
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www.bfi.com
- George Peña  
NexTel Radio: 157\*117\*41165

**Service**

- Vince confirmed that the agreement is a three-year flat non-renewal contract. The Termination date is 06-24-07.
- Johann informed BFI that this meeting was requested to inform BFI of the inconsistent service, problems and nuisance that the missed pick-ups have caused. Containers should be 2 C.Y but may actually be 1.5 C.Y. J.R. will check actual size of container. Johann asked J.R. to assess if he can place larger possibly 3 C.Y. containers in bin.
- J.R. said that he is new Operations Manager. He is dealing with service problems himself and there is no excuse that service is not being received as scheduled. The service crew is not normally changed and should be same individuals. J.R. said that he will take care of the problems on his end.

**Service Dates**

- Monday, Tuesday, Wednesday Friday & Saturday
- Johann asked J.R. about bulk item pick up. J.R. said he does not provide that service but will check if he can offer something.
- Maria said to take and date pictures of dates in future when VOA experiences service interruption. Place all missed dates of service in writing. Once BFI misses over a period of weeks send default notice.

**Adjournment**

- There being no further business, Johann A. Ali, PD adjourned the meeting at 7:40 PM