



THE VILLAS OF AMBERWOOD

Villas of Amberwood Condominium Association, Inc.
Board of Directors Meeting
September 15, 2005

Call To Order

- Johann A. Ali, PD, called the meeting was called to order at 7:28 P.M

Quorum

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

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

Also Present

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

Proof of Notice of Meeting

- Notice was posted on mailboxes (48) hours prior to the meeting as well on the community website.

Reading and disposal of unapproved minutes

- Reading of the last meeting minutes was waived.

Treasurer's Report

- Monthly and year to date actual numbers discussed.
- Year to date income \$125,875
- Year to date expenses \$143,581
- Expenses exceed income \$26,161.
- Six owners owe one month.
- One owner owes two months

Violations

- Johann will forward various Violation Letters to several owners. He will forward these letters to Joe to mail to the owners.

Ducks

- Once Costa's hurricane damaged trees are removed and the association will erect a new fence. State Farm adjuster will compensate VOA for majority cost of the fence.
- Once the fence gets installed the Association will take action to remove the ducks. Johann personally promised that this will be resolved once the fence is replaced, either by calling Miami-Dade County Animal Control, Metro Zoo, or a private company.

Parking

- Due to parking violations buildings 6,7,8 & 9 parking spaces will be assigned. Two parking spaces will be assigned per unit.
- The Board will seek quotes for geo-stabilization materials that will permit parking on unpaved, grassed areas fronting Doral Boulevard without destroying the turf. This area will be for visitor parking.

BFI

- The Association Attorney forwarded a 10 day default letter to BFI.
- New dumpster design discussed. Lewis will work with Johann on dimensions and submit a conceptual design for the new enclosures, which will incorporate a swing gate fronting the driveway, a concrete apron, 6-foot walls all around, and 6-foot hedges completely surrounding the enclosure for aesthetic purposes.
- Waste Management proposal discussed for 4 yd container and bulk pick up.

Villas of Amberwood Condominium Association, Inc.

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2006 Budget

- The 2005 operating expenses have exceeded the 2005 budget projections. The 2006 budget was discussed in detail and it will have an estimated 30% increase to ensure that the operating budget for the proper and dutiful maintenance of the community is met.

Proposed Amendments

- Leases shall not be more or less than a (12) month term.
- \$100 application fee for new renters and buyers.
- Owners shall not be permitted to lease until after two three years after purchasing.
- Renters shall be required to place one months rent as security deposit.
- Rental units shall be capped at 10%.
- No renters shall be permitted to maintain pets.
- Absentee owners shall be required to maintain insurance. The association shall be additionally insured. [this is already in the condo documents, but the language needs to be tightened].
- The board unanimously voted in favor to adopt above amendments.

Special Projects - Gates.

- Entry gate project estimated at \$132,000, including equipment, new gates and a back-lit sign.
- Proposed Special Assessment of \$3,500 discussed in detail. The amount due by each unit will be subject to the unit's pro-rata share.

Adjournment

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