



THE VILLAS OF AMBERWOOD

Villas of Amberwood Condominium Association, Inc. (VOA)
Regular, Special Assessment & Budget Meeting
November 2, 2005

Call To Order

- Johann A. Ali, PD, called the meeting to order at 7:45 P.M

Roll Call

- Johann Ali (PD), Jane Dominguez (TD) – Present
- Lewis Aqui (SD), Jose Ochoa (DD) and Pilar Bonariva (DD) – Absent
- Unit owners present for Units 35, 36, 40, 42, 43, 44, 47, 50, 51, 51, 52, 53, 56, 57, 61, 64, 67, 69, 76, 77, 83, 87, 89, 90, 91, 92, 93, 94, 95, 105 and 106. In addition, proxy votes were received from six units, thereby providing a voting majority of owners.
- As stated in the Official Notice of Meeting dated October 17, 2005, those owners failing to designate a proxy holder were presumed to designate the secretary of the association, on behalf of the board, to serve as their proxy holder, and therefore vote on their behalf.

Filling Of Vacancy on the Board

- Johann Ali, PD announced that there was a need for an additional Director to assist in the execution of the duties of the Board of Directors, and therefore opened the floor to nominations for the open Board position. Johann further explained that the officers of the Board (President, Secretary and Treasurer) were already filled, and therefore, the position open was for a Director “at large.” Johann clarified the meeting times and schedule commitment of a Board of Director member.
- Gaston Vedani self-nominated. The nomination was seconded by a unit owner. Carmen “Maria” Von Lippke self-nominated. The nomination was seconded by Jane Dominguez, TD.
- Each nominee was provided with an equal amount of time to present their reasons for running to the membership present at the meeting. At the end of the presentations, the nominees were escorted to a private room, so that voting could be conducted in accordance with Article 4 of the By-Laws of the Villas Of Amberwood Condominium Association, Inc. (A Florida Corporation Not For Profit).
- Carmen “Maria” Von Lippke was elected by the voting membership to serve the balance of the term of the current Board of Directors, ending February 2006.
- Due to non-performance of duties required by her election to the Board of Directors, DD Pilar Bonariva was named to be notified for removal from the board for just cause.
- Within 14 business days of the date of the meeting, the PD shall determine, with the approval of the other Board of Directors members, if Ms. Bonariva should be removed from office. Should the determination be made to remove her from the Board of Directors for just cause resulting from non-performance of duties thereto elected for, the PD will follow the procedures specified in Article 5, Section 14 of the By-Laws of the Villas Of Amberwood Condominium Association, Inc. (A Florida Corporation Not For Profit).

Quorum

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

Johann Ali, PD
Jane Dominguez, TD
Carmen “Maria” Von Lippke, DD

Absent Directors: Lewis Aquí, SD (excused)
José Ochoa, DD (excused)
Pilar Bonariva, DD (unexcused)

Also Present

- Joseph R. Boronat from MJB Management Services
- Villas of Amberwood Homeowners from Units 35, 36, 40, 43, 44, 47, 50, 51, 51, 52, 53, 56, 57, 61, 64, 67, 69, 76, 77, 83, 87, 89, 90, 91, 92, 93, 94, 95, 105 and 106.

Villas of Amberwood Condominium Association, Inc.

C/O MJB Management Services, Inc.

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President's Announcements

- Johann informed that the Association's new website is: www.voadoral.com
- The website is licensed for the next ten years with automatic renewal of the domain name in perpetuity.
- Future plans for the website include a Web log ("blog") hosted for free by Blogger.com. This will provide an electronic "bulletin board" and "meeting place" for owners, residents and the management company to post notices, hold discussions pertaining to the good and welfare of the community, and promote additional interaction and neighborly well-being.
- The President of the Board of Directors of the Association can be contacted by email at President@voadoral.com.
- The Secretary can be contacted by email at SD@voadoral.com (Lewis Aqui)
- The Treasurer can be contacted by email at TD@voadoral.com (Jane Dominguez)
- José Ochoa, DD, can be contacted by email at GD1@voadoral.com
- Maria Von Lippke, DD, can be contacted by email at GD2@voadoral.com
- ALL residents were urged to contact the President of the Board of Directors AND Joe at MJB Management immediately with requests. Johann stressed the importance of contacting him, so that appropriate follow-up could be conducted by the Board with owner requests for service from MJB.

Reading of Prior Meeting Minutes

- The members voted in favor of waiving the September 15, 2005 Meeting Minutes.
- The minutes of the September 15, 2005 meeting were thereby approved and accepted by acclamation.

Old Business

- Bruce Miller of the Board of Directors of Villas of Amberwood III attended the meeting on behalf of his board.
- **Entry Gate Reconstruction Project** – spearheaded by Johann Ali approximately two years ago. The new design will provide turn around for large vehicles and trucks. There will be lanes for visitor and residents. The visitor lane will have a 6-car lineup capacity and the resident lane will have a 4-car lineup capacity. Barrier system will prevent cars from tailgating and jumping lanes. Configuration of the Gate Entry Design can be downloaded from website. Reconfiguration will also facilitate exiting at all three gates. The plans have gone through dry run through City of Doral and all questions/comments accommodated and noted on the drawings. The plans are currently going through dry run with Miami-Dade County. The permits will be expedited by Lourdes Gonzalez of OneFastPermit (owner of unit 94).

Bruce Miller indicated that VOA III will be willing to pay its full share of the project costs, equal to 31.18%. He further indicated that his Board had to approve the project as well and determine funding for the project, should it be approved by the owners of VOA.

- **BFI** – unsatisfactory garbage removal service was discussed and owners were notified that if the Board of Directors are successful in its current efforts, there should be enough evidence provided to the attorneys to demonstrate that the contract should be terminated for non-performance and just cause. Should this happen before the contract's termination date of June 2006, the Board of Directors will approve the proposal previously submitted by Waste Management, Inc. (WMI). WMI's contract was submitted to the Board with 4 other contracts as alternatives to BFI. WMI was selected based on total cost, size of the dumpsters provided, frequency of pickups, and value-added services included in the cost (i.e. bulky waste collection once monthly and recycling) which represented a cost savings of \$700 per month to the Association. Residents were urged to contact the Board immediately with any complaints, lack of service, or damage caused by BFI, and to provide any photographs to support the claims against BFI.
- **Costa Del Sol Golf Course** – was sold to a developer. Owners were asked to be alert for change of zoning notices and to attend the zoning meetings. VOA stands to lose its property values and its appeal if the golf course was converted to additional condominium units, as proposed by the current owner-developer.

Treasurer's Report

- -\$6,428 cash in operating account
- \$3,248 in prepaid maintenance
- \$10,000 C.D.
- \$35,595 Reserve Funds

New Business:

Special Assessment

- The total cost of the Special Assessment is \$258,585. The cost per unit depending on the unit size is between \$3,487.00 and \$4,038.00. The board members are entertaining a proposal to solicit a loan as an option to pay for the Special Assessment, expedite the completion of major projects and reduce the impact to owners' payments on a monthly basis.
- Johann explained that in order to cover costs of repairs and rehabilitation of the community resulting from damage from Hurricane Wilma not covered by the Association's insurance policy, a contingency of 10% of the Special Assessment amount (roughly \$26,000.00) will be added to the special assessment amount, for a total of \$284,444.00). As a result, Johann also indicated that loan amounts shall be sought in the amount of \$300,000.00 to \$350,000.00.
- Maria Von Lippke, DD, motioned that the board seek loan options and present another proposal to the members with the Special Assessment breakdown compared to the loan option. The Board of Directors, as authorized by the condominium's by-laws and condominium declaration, will perform a cost-benefit analysis (CBA), and choose the most appropriate option in the interests of the association. Jane Dominguez, TD, seconded the motion. The motion was approved by acclamation. **Therefore, the Board of Directors are to seek out loan options, perform the CBA, and present the information to the membership of the Association as quickly as possible, so as not to further delay the commencement of major projects and the repayment of the Reserve Funds.**

2006 Budget and Statutory Reserve Transfers

- The 2006 budget is in the amount of \$229,952. There is a 34% increase in the new budget. The budget will be effective January 1, 2005. Unit owners inquired as to the increase. Johann explained that the increase was due to the fact that while the cost of maintaining the community had risen by approximately 33% in 2005 over 2004, the maintenance fees were not raised accordingly to compensate as voted by the Association membership. Therefore, the Association (and the Board of Directors) was unable to maintain the proper and positive maintenance of the community and its accounts receivables.
- There being no further inquiries to the budget as detailed in the handouts provided, Jane moved to approve the 2006 budget. Maria seconded the motion, and the motion carried by acclamation.
- Johann explained the legal requirement to provide statutory reserves for deferred maintenance costs (i.e. roofs, paving of parking lots and driveways, pool refurbishment and deck replacement and painting of the buildings). The membership was reminded that they could vote to either approve or disapprove of the reserve transfers from the budget to the reserve account.
- There being no further inquiries to the budget as detailed in the handouts provided, Jane moved to approve the 2006 statutory reserve transfers as presented. Maria seconded the motion, and the motion carried by acclamation.

Open Forum

- **Communications** – the Board of Directors reiterated the importance of contacting the Board with requests, information, violations, etc. that affect the community. Without this flow of information, very little can be done to correct problems or enforce the community's Declaration of Condominium, By-Laws or Rules and Regulations.
- **Service from MJB Staff** – several owners noted that while their requests for service were promptly handled by Joe, the quality of service and the level of responsiveness by other MJB staff members was lacking. Joe indicated that he would look into the problem and immediately implement a solution.
- **Parking** – many unit owners present complained about the parking situation. Johann announced that at the previous Board of Directors meeting, it was decided that each unit will now be assigned 2 parking spaces, and visitor parking beyond these two spaces will be along the north wall facing Doral Boulevard. This will be implemented as soon as funds become available to pay for the additional striping.

- **Rentals** – many unit owners present complained about the lack of care and observance of the community's rules and regulations demonstrated by many of the tenants of the community. The discussion revolved around an increase in the number of investor buyers and off-property landlords, and the effect it was having on community appearance and well-being. Johann reminded the owners of the previous discussion in July 2005 of the approval of language that would prohibit the leasing of a unit prior to two years from the time of purchase. A unit owner also reminded those present that previous discussions on multiple occasions had resulted in the Board of Directors drafting language that would limit the number of leased units to 10% or 7 units at any one time. Johann concurred and restated that the language had been reviewed by the Association's attorney and was ready for adoption by the owners. The Board was directed by the Unit Owners to present this language at the annual meeting scheduled for 2006 so that it could be adopted by the ownership. The ownership present further approved the Board's request to restrict the lease of a unit to not less than two year from the date of purchase to curb the increase in investor buyers and off-property landlords. Thus, this regulation would be effective immediately and incorporated into the Rules and Regulations of the Villas Of Amberwood, A Condominium.

Adjournment

- There being no further business to discuss, the Board adjourned at 10:05 PM.