



THE VILLAS OF AMBERWOOD

Villas of Amberwood Condominium Association, Inc. (VOA)

Regular Meeting of the Board of Directors

January 23, 2006

Meeting Minutes

Call To Order

- Johann A. Ali, PD, called the meeting to order at 7:20 p.m.

Roll Call

- Present:
 - Johann Ali (PD)
 - Jane Dominguez (TD)
 - Pilar Bonariva (DD)
 - José Ochoa (DD)
 - Carmen Maria Gamez- VonLippke (DD)
- Absent:
 - Lewis Aqui (SD)
- Also Present:
 - Joseph R. Boronat, CAM, Unlimited Property Management, LLC (UPM)
 - Unit owners from Units 42, 44, 47, 49, 50, 51, 69, and 78

Quorum

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

Reading of Prior Meeting Minutes

- The members of the Board of Directors voted in favor of waiving the December 12, 2005 Meeting Minutes.

Treasurer's Report

- Joe Boronat reported on the Associations financial standing. As of January 23, 2006, there was a total of approximately \$10,000 in outstanding checks to be mailed for payment of vendors, which were to be held until there were sufficient deposits to clear the checks.
- Joe reported on the overall 2005 financial statements, income amounts, and expenses. He noted that we had a significant increase in electricity costs in 2005. Johann indicated that the Board of Directors will do all that it could to ensure that the community's common electric expenses were minimized. Beverly Akerblom (Unit 44) suggested that the Board investigate whether FPL offers a budgeted plan for business customers (as is the case for residential customers) wherein a fairly fixed amount is paid each month, based on the previous 12 months usage. The Board agreed to investigate this possibility further.
- Johann reported that all the accounts with Colonial have been set up and active. He also reported that the full amount of the repayment of the Reserves would occur in the coming days, and the operating account at Wachovia will be left with enough money to cover all outstanding checks before being closed. The Board instructed UPM to commence deposits at Colonial Bank in February 2006. All invoices will be held until the end of February 2006 for payment to ease the transition to Colonial.

Old Business

Capital Improvement and Maintenance Projects (CIMPs) Update

- Johann recapped that the loan amount in the amount of \$350,000.00 was full accessible to the Board of Directors, and was in the form of a Line Of Credit for the first year at 7.000%; thereafter, the LOC converts to a standard 5- year term loan at 7.375%.
- Johan reported that the immediate projects for the Association will be the replacement of the building and hallway light fixtures, the replacement of the pathway light fixtures, repair of the parking lot pole lights, replacement and installation of the southern and western boundary fences and reconstruction of the garbage enclosures.

Villas of Amberwood Condominium Association, Inc.

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New Business

- Johann reported that the new landscaping contractor, Design by Nature, commenced their one- year contract term today (January 23, 3006), and that the company' s owner, Oscar Cuetara, walked the property with him to ensure that the Board was happy with the job they had done, indicate what was to be completed each visit to the property, and identify areas that needed special attention or instructions. Johann indicated that Oscar assigned a Project Manager to our community, Billy, and that if any owner was willing to walk the property at the end of each visit, Billy would do so to identify any shortcomings in the service or work performed. Beverly Akerblom (Unit 44) volunteered to walk the property with Billy each visit.
- Execution of Pending Contracts – Johann requested the approval of the Board of Directors to execute the already-awarded contracts that were on stand-by due to cash flow limitations. The Board of Directors unanimously approved the outstanding work orders and proposals as follows:
 - Up to \$8,800.00 for Irrigation System repair and replacement awarded to Juan Carlos Fernandez
 - Up to \$5,775,00 for repair and replacement of 28 balconies, 2 wooden fences awarded to New World Painting. The cost should be less since the quote included 5 tongue -and- groove repairs that will not be performed.
 - Up to \$960.00 for 120 LF of gutter and 72 LF of downspout to be installed in each building' s utility closet awarded to South Florida Gutters.
 - Authorization to purchase 350 building and hallway light fixtures, and 50 8- inch globe fixtures and bases for pathways from Superior Lighting & Electric Supply Corporation at a cost of \$10,520.24.
 - Up to \$15,000.00 for repairs to the roofs of all 9 buildings awarded to Mainland Roofing.
 - Contract to Reconstruct the VOA Community Entry tentatively awarded to Perimeter Security, Inc. in the amount of \$132,965.00. Thiis award will be made final after responses have been confirmed from Adcon General Contracting and the Board of Directors of VOA III.

Good and Welfare

- Johann to provide a copy of the meeting minutes to Beverly Akerblom (Unit 44).
- The Board of Directors is to investigate hallway violations in Building 4.
- It was suggested by Unit owners that high-security locks (e.g. Medeco) be placed on the tennis court gates, if the panned placement of large signs indicating the prohibition of children, bicycles, skate boards, pedestrian traffic, etc. through the tennis courts fails to curb the inappropriate behavior of residents.
- Unit 49 reported a leak in the master bedroom (south-facing bedroom) subsequent to Hurricane Wilma that is to be included in Mainland' s repair work.
- The tree in front of Unit 49 needs to be pruned and trimmed in May during hurricane preparedness trimming. In the interim, Design By Nature will prune the tree as much as possible.
- Lydia Mercier (Unit 50) requested the Board' s assistance with obtaining VOA paint colors. She indicated that the Sherwin Williams store on NW 114th Avenue and Doral Boulevard did not understand what the paint specifications were. Carmen Von Lippke (DD) directed Lydia to go to the commercial store on NW 72nd Avenue and NW 12th Street, as the retail store is not capable of mixing the paint colors as provided by Sherwin Williams to VOA.

Adjournment

- There being no further business to discuss, the Board adjourned at 8:45 p.m.