



## THE VILLAS OF AMBERWOOD

### Villas of Amberwood Condominium Association, Inc. (VOA)

Annual Meeting of the Owners

February 8, 2006

#### AGENDA

##### Call To Order

- Johann A. Ali, President Director, called the Annual Meeting of the Owners of the Villas Of Amberwood, A Condominium, to order at 7:30 p.m.

##### Roll Call & Establishment of Quorum

- Present:
  - Johann A. Ali, President Director
  - Jane E. Dominguez, Treasurer Director
  - José Ochoa, Director
  - Carmen Maria Von Lippke, Director
- Absent:
  - Lewis Aqui, Secretary Director
  - Pilar Bonariva, Director
- Based on the members of the Board of Directors Present, a Quorum was established.
- Also Present:
  - Betsy Barrios and René B., Property Managers from Unlimited Property Management, LLC
  - Unit owners from Units 44, 50, 55, 53, 74, and 86
  - Rudy Vilarino, President and Rafael de Valle, Project Manager, Adcon Construction & ICC, Inc.

##### Proof of Notice of Meeting

- The first notice of the Annual Meeting was mailed to owners on or about December 12, 2005.
- The second notice of the Annual Meeting was mailed to owners on January 20, 2006.
- No Unit Owners disputed the notices of the Annual Meeting.

##### Reading and Disposal of Prior Meeting Minutes

- The reading of the minutes of the 2005 Annual Meeting was disposed of by acclamation.
- Jane Dominguez, TD, motioned to approve the meeting minutes as submitted to the Board of Directors.
- Carmen Van Lippke, DD, seconded the motion.
- The motion to approve the 2005 Annual Meeting minutes passed unanimously.

##### Treasurer's Report

- Johann Ali, PD, provided an update of the Association's finances.
- As of February 1, 2006, all of the Association's accounts and funds (except the Certificate of Deposit and the funds needed to clear outstanding checks in the Operating Account) were moved to Colonial Bank, N.A. All monies were being deposited into the Colonial Bank accounts.
- The Loan Account had been funded with \$90,000.00 for the first draw of the Line Of Credit. This account also serves as the loan repayment account, which is automatically debited each month.
- The Reserve Account was fully funded at \$60,000.00 and no monies were owed to the Reserve Account.
- A new account was set up to hold security deposits from leased units, and was already funded by two leased units.

##### Election and Announcement of New Board Members

- As only five Unit Owners submitted their names for consideration for serving on the Board of Directors for 2006, no elections were necessary. Therefore, the 2006 Board of Directors for the Villas Of Amberwood, A Condominium, will be as follows:
  - Johann A. Ali, Unit 95-9
  - Lewis Aqui, Unit 58-5
  - Jane E. Dominguez, Unit 77-7
  - José Ochoa, Unit 54-5

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#### Villas of Amberwood Condominium Association, Inc.

C/O Unlimited Property Management, LLC

7655 NW 50<sup>th</sup> Street • Miami • Florida 33166

T: 305 553 9731 • F: 305 553 9732 | 800 886 2430 • E: info@voadoral.com

- Carmen Van Lippke, Unit 56-5

#### **Old Business**

- Execution of Pending Contracts
  - South Florida Gutters, Inc. was awarded a contract for \$960.00 for down gutters that are to be installed on the utility rooms of each building.
  - The Board of Directors will notify Unit Owners that repairs to gates at each unit's courtyard will be completed as part of the CIMPs. Therefore, notification will occur when that Phase of the CIMPs is reached.
  - Mainland Roofing was awarded \$15,000.00 for all roof repairs resulting from Hurricane Wilma on January 26, 2006. It was explained to the owners that the Board of Directors had authorized Mainland Roofing immediately following the Hurricane in October of 2005, and that Mainland had been misinformed about their ability to start work. Mainland will also NOT re-install the aluminum flashing along the fascia boards.
  - Unlimited Property Management (UPM) will communicate with all vendors that work on VOA property will be coordinated through ICC and Adcon Construction, through Rudy Vilarino.
- Design By Nature's experts and licensed professionals have examined the tree behind Unit 83, and have determined that the tree can be trimmed and pruned, but should be removed for maximum safety due to it's proximity to the unit.

#### **New Business**

- Entry Reconstruction Project – VOA is currently awaiting final approval from VOA III. VOA III has also offered to pay for all the landscaping costs associated with the entry reconstruction.
- Lighting – the light fixtures have been ordered and will arrive within two weeks, at which time installation of the fixtures will commence. Adcon is working on a less expensive alternative for the parking lot lights.
- Roof repair/replacement – Mianland roofing will NOT replace the aluminum flashing on the fascia boards.
- Insurance Coverage for Hurricane Damage – Allstate has indicated that they will issue a check to the community for approximately \$56,000.00 for any and all repairs resulting from Hurricane Wilma.
- Fence along south and west property boundaries – Adcon is working to ensure that the proposed vinyl fencing meets structural integrity standards and does not need Miami-Dade County Building Code Product Approval. If successful, the pricing for this project should be available within 2 days.
- Clubhouse upgrades and renovations – This project has been removed from the first priority projects, due to pending outcome of a structural integrity analysis of the foundation and floor slab. Better locks will be installed on the pool fencing. The Association will be searching for a new pool contractor, based on the growing dissatisfaction of the Board of Directors and Unit Owners.
- Painting & color scheme – New World Painting will not commence with their proposal until all planned repairs are completed.
- Dumpster enclosure reconstruction – This project is ready to commence. Carmen will collect the necessary repair list permit application from the City of Doral for Adcon to complete. Adcon will complete this permit application and submit to the City of Doral as soon as possible. Adcon has promised to start this work ASAP.
- Walkway and Courtyard tiling – the walkway repairs will commence at the same time as the dumpster enclosure reconstruction, to assist with the cost of concrete pours. Additionally, Adcon will place yellow caution tape around the damaged areas until they are repaired.
- Irrigation – Adcon was advised that the irrigation system repair needed to be completed ASAP. Rudy acknowledged and will liaise with Design By Nature to ensure that the landscaper is closely involved in the system repair and upgrades.

#### **Good and Welfare**

- No additional items were discussed by the Unit Owners.

#### **Adjournment**

- There being no further business, the meeting was adjourned by Johann A. Ali, PD, at 9:20 p.m.