



THE VILLAS OF AMBERWOOD

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

Regular Meeting of the Board of Directors

March 15, 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)
  - José Ochoa (DD)
  - Carmen Von Lippke (SD)
- Absent:
  - Lewis Aquí (DD) - excused
- Also Present:
  - Betzy Campos from Unlimited Property Management, LLC (UPM)
  - Rudy Vilarino, President, Adcon Construction, Inc. (Adcon) and ICC, Inc.
  - Unit owners from Units 44, 48, 53, 69, 88, 98, 104 & 106

**Quorum**

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

**Reading of Prior Meeting Minutes**

- No minutes were taken for the month of February, since no Board of Directors Meeting was held due to the Annual Meeting.
- Carmen Von Lippke motioned to dispose of the January 2006 minutes as posted on the community's website; Jane Dominguez seconded. The motion passed unanimously.

**Treasurer's Report**

- Betzy Campos of UPM presented the monthly account summary. For the first time in more than three years, VOA has a positive cash flow, and sufficient funds to pay all its bills.
- Several owners reported that their checks were not being deposited and cashed in a timely manner. Betzy Campos committed to looking into the matter and reporting back to the Board of Directors within a week.

**Old Business - CIMPs Update**

- Rudy Vilarino of ICC and Adcon indicated that it appeared that the projects slated for Year 1 and some of the projects slated for Year 2 should be completed by mid-June, if all goes to plan. Specific project updates are as follows:
  - **Walkways** – permit has been approved and issued. Demolition of broken walkways began on March 13, 2006.
  - **Building & Pathway lights** – this project should commence within 2 days of this meeting, and be complete by mid-April.
  - **Fence** – in process – Adcon is making sure that the fence selected will pass Miami-Dade building code requirements since the posts are spec'd at 8 ft. instead of 6 ft.

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

C/O Unlimited Property Management, LLC

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- **Entry project** – we finally have approval of the gate project form VOA III. Therefore, the Board will move forward with the permitting process and ensuring that we comply with all reasonable requests from the County and Cit of Doral.
- **Dumpster Reconstruction** – the permit for the new dumpster enclosures has been approved and issued. Adcon believes that the dumpsters will take approximately 2 to 3 weeks for completion once started, which is scheduled to happen within the next two weeks.
- **Clubhouse** – an informal inspection by the architect associated with ICC has determined that the floor is dropping, but not the walls of the building. The architect’s recommendation is to pursue additional exploration and proper investigation by a geotechnical engineering company.
- **Chattahoochee** – removal of the existing Chattahoochee from all common and limited common elements throughout the community is being scheduled. This work is expected to commence between late April and early June 2006. Tile work will not commence until the Board has selected a tile and have secured the entire tile delivery.
- **New Color Scheme & Painting** – this is being coordinated and should start some time in May, pending approval of the Board. As part of this, Adcon will coordinate a test run of a possible finish for all the doors, to bring back a sense of uniformity to the community’s entrances.

#### **Good and Welfare**

- **Tennis Courts** – various owners raised the issue of the condition of the tennis courts, and how to move forward, given the expense of the refinishing job scheduled for 2007. Suggestions for new uses included reduction to one tennis court and the addition of parking, a playground, a picnic area or a basketball court. The Board will take these under advisement and confer with the Association’s attorney as to the process of re-using the tennis court space should that decision be made in the future. It was requested that signs be posted on the tennis courts regarding the use of bicycles, roller blades, skateboards etc. Unit owners also agreed that locks should be placed on the tennis court doors and a fee charged to obtain the key to minimize abuse of the tennis courts, and hopefully preserve the surface longer. The Board directed Betzy Campos of UPM to initiate the signs to be ordered and a locksmith to determine what needed to be done to place locks on the tennis courts.
- It was requested that the Board perform a walkthrough of the community each month to assist with violations and follow-up. Pilar Bonariva offered to assist.

#### **Adjournment**

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