



THE VILLAS OF AMBERWOOD

Villas of Amberwood Condominium Association, Inc. (VOA)

Regular Meeting of the Board of Directors

June 21, 2006

MEETING MINUTES

Call To Order

- Johann A. Ali, PD, called the meeting to order at 7:45 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)
 - Unit owners from Units 42, 44, 47, 51, 53, 66, 70, 78, 86, 87, 92 & 98

Quorum

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

Reading of Prior Meeting Minutes

- Carmen Von Lippke motioned to dispose of the March 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. There is more than \$30K in the Operating Account; the reserves are fully funded, at approximately \$110K, the Escrow Account has approximately \$3,000 and the Loan Account is at approximately \$86K.
- Betzy reported that the Wachovia CD was maturing, and we could look around for better yielding CD rates. Wachovia was offering a renewal rate of 5.14%. Johann reported that the highest rate his research had found was from Regions Bank, at 5.37%. The Board would continue to look around, but had the option of leaving the CD with Wachovia for another year.
- Betzy reported back on the matter of late checks being deposited. She informed the Association that the problems involved a severe bottle-neck in UPMs accounting department, and that deposits are now being made three times a month. Owners should see an improvement in deposited items within the next statement (i.e. July 2006).

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:
 - **Garbage Enclosures** – the enclosures are complete, approved and have passed inspection. They are ready for use at the Association's leisure. The Board will initiate negotiations with BFI to determine if two new 6-yard overhead dumpsters can be substituted for the existing ones with a cost savings and non-renewal of the existing contract which expires in June 2007. If not possible, the Board will seek other avenues.

Villas of Amberwood Condominium Association, Inc.

C/O Unlimited Property Management, LLC

7655 NW 50- Street • Miami • Florida 33166

T: 305 553 9731 • F: 305 553 9732 • E: bc@unlimitedpdm.com, info@voadoral.com

- **Lighting** – the complete set of new parking lot lights should arrive within the next week, and if the weather is favorable, the replacement process will start.
 - **Building & Pathway lights** – this project complete and paid in full. There are approximately 4 units that still need the lights replaced, which will be completed at the expense of the owners.
 - **Fence** – in process – the permits have been acquired and work commenced with the layout of the posts by a land surveyor. The existing hedges and fencing have been removed. The contractors will be clearing and grubbing the fenceline to prepare the area for post installation within the next two weeks. The fencing panels should start going up immediately after the July 4th holiday.
 - **Roof Repairs** – roof repairs for units 42, 44, 51, 74, 78, 92 and 98 have been scheduled with Mainland Roofing.
 - **Chattahoochee Removal, Tiling & Painting** – all Chattahoochee is expected to be removed by the end of June. At that time, the Board will select a tile, some samples of which for owner review were provided at this meeting. Once the tile is selected, the Board will acquire the necessary materials and the tile will be installed under the supervision of the General Contractor. Painting will not commence until 2007, and in the interim, the Board will pursue other avenues to conceptualize the new paint scheme. Adcon will restore Building 5 to its original colors by the end of August, given the current weather conditions.
 - **Balcony and Gate Repairs** – Adcon will revisit the list of affected units to ensure that none are left out of this project. The project itself was placed on hold until a new color scheme was selected, but given the timeline of the paint project, the Board will authorize Adcon to proceed with all balcony and gate repairs immediately.
- **Violation Enforcement** – as many owners have realized the Board is actively pursuing recurring violations and fining all violators in accordance with the condominium documents. This activity will continue indefinitely.
 - **Landscaping** – There are two palm trees that must be removed behind Building 5. Carmen will mark these palms with yellow ribbon tape for the Design By Nature crew. The owners of Units 86 and 87 reported that the FPL transformer behind their units is seriously tilted and were told by an FPL worker that it was because of the tree roots nearby. The Board will immediately alert the landscape contractor and the GC to coordinate remedial efforts with FPL to ensure that this problem is resolved ASAP.

New Business

- **Unsolicited Advertising** – there has been a significant increase in unsolicited advertising materials being posted in the community, on the mailboxes and on unit doors, which are illegal. Furthermore, members of a religious group are knocking on doors, which is also prohibited. These persons were identified to be living in VOA III, and therefore, the Board has addressed the issue with the Board of VOA III.
- **Parking** – parking is once again becoming a problem, with many of the problems now occurring in the area of Buildings 3 and 4. The offenders have been identified by VOA unit owners to be exclusively from Building 3. The Board of VOA will address the problem with the Board of VOA III. It was requested that approximately 5 to 10 parking stickers be provided to each unit owner for violators of the parking regulations.

Good and Welfare

- **Gutter Cleaning** – various owners raised the issue of the condition of the gutters, noting that many of them seem to be clogged from the tree pruning and trimming activities. The Board requested that Betzy immediately contact South Florida Gutters to have the gutters cleaned out.
- **Camera at Entrance Gate** – The Board of VOA was requested by the unit owners present to request permission from the Board of VOA III to install a security camera in the entrance area that will link to the camera system being installed by VOA. The intent is to deter those who constantly interrupt the gates' operation.
- **Parking Lot Issues** – unit owners parking in the visitor spaces fronting Unit 81 (10116) have complained that their tires are being slashed. The Board will investigate further.
- **Screen Violations** – Unit 57 needs to be sent a violation letter for their screen's condition and disrepair. Further, unit owners complained of unsightly, illegal and hazardous conditions of units that have damaged screens or screen enclosure framing; specifically unit 90 in Building 8. The Board will investigate further.

Adjournment

- There being no further business to discuss, the Board adjourned at 10:30 p.m.