



THE VILLAS OF AMBERWOOD

Villas of Amberwood Condominium Association, Inc. (VOA)

Regular Meeting of the Board of Directors

July 19, 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, 53 & 69

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 June 2006 minutes as posted on the community's website; Jane Dominguez seconded. The motion passed unanimously.
- A paper copy of the minutes will be delivered to Beverly Ackerblom.

Treasurer's Report

- Betzy Campos of UPM presented the monthly account summary. There is approximately \$30.3 K in the Operating Account; the reserves are fully funded, at approximately \$99.3 K, the Escrow Account has approximately \$1,300 and the Loan Account is at approximately \$47K.
- Betzy reported that the Wachovia CD had matured and the Board decided to leave the CD with Wachovia for the next 12 months, based on the offered renewal rate.

Old Business - CIMP's 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 Board of Directors will initiate negotiations with BFO so that the new enclosures can be brought online and put to use. This will involve the replacement of two existing 1.5-yard dumpsters with two 6-yard over-head dumpsters. The contract will be updated, but **will not renew** in 2007 at the end of the current contract term. If this cannot be accomplished or BFI is unwilling to meet these terms, the Board will seek other avenues with the attorney to terminate the BFI contract.
 - **Lighting** – the entire lighting project for the buildings and pathways is complete and paid. The parking lot lights have been delayed due to the weather wherein lightening during downpours and thunderstorms prevents work from being done due to the danger to workers.
 - **Fence** – the fencing project is moving along quickly, despite delays due to weather and lightening, and should be completed on schedule.

Villas of Amberwood Condominium Association, Inc.

C/O Unlimited Property Management, LLC

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- **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 & Tiling** – José Ochoa has been taking the lead on this project for the Board, which has selected a tile, from Casa Linda, Inc. The cost of the tile for approximately 18,000 square feet was \$0.91 per square foot, a savings to the association of approximately \$0.10 per square foot from what was budgeted previously. José also obtained quotes for the installation with and without materials, ranging from \$1.05 per square foot without sand and grout (i.e. labor only) to \$2.10 per square foot (all materials and labor included). The Board decided after some discussion to bring the installation price including sand and grout to Adcon for a price match. If Adcon would be able to price match, they would be authorized to immediately start laying tile. José would pursue this with Rudy from Adcon. As thus, a check for Casa Linda in the amount of \$7,640.52 was needed now to procure the tile. Johann made arrangements with Betzy to have the check ready for José within 24 hours.
- **New Color Scheme & Painting** – Adcon will be directed to return the test units to their original colors ASAP. José was able to obtain the services of a professional to digitally test the paint schemes for a nominal flat fee.
- **Sign Installation** – Ralph LaValle, the Adcon Project Manager communicated to Johann that the signs and pet stations have all been delivered to the community and would be installed during the next two to three weeks. Johann committed to supply Ralph with a site plan and layout for the locations of the signs ASAP.
- **Keys for Tennis Courts** – The Board directed Betzy to obtain a quote for the installation of Medeco high-security, non-duplicative keyed locks for the tennis courts. The gates for this area will be locked and a fee of \$50 will be charged to each unit owner seeking to have a key for the tennis courts. Replacement keys will be charged at \$200 each (if the original is lost or stolen). It is the Board’s and unit owners’ hope that these policies will enable the Association to maintain the tennis courts in better shape for a longer period of time, with less damage from improper use.

New Business

- **Parking Lots and Storm Drains** – after several non-responsive contractors performed a walk-through of the property, the Board is finally in receipt of a fixed and firm proposal from a licensed and insured contractor for the installation of the new storm drains and the re-surfacing & re-striping of the parking lots. During this process, all units will be assigned two parking spaces each. Visitor parking will be in the green-space fronting Doral Boulevard across from Buildings 5 and 7. Unit owners will be responsible for ensuring that their guests (1) park in the correct areas, and (2) do not park in the green-space areas overnight. Vehicles will be towed without warning if this happens. In addition, signs indicating that overnight parking is prohibited will be posted.
- **Plumbing** – Betzy reported that the plumbing companies are having a difficult time locating the plumbing plans for the community. Johann reported that as far as he knew, none are on record stored at the community. José and Carmen commented that the front and rear spigots in a majority of the Association’s 72 units needed repair or replacement. The Board unanimously agreed to authorize these repairs as soon as Betzy was able to get a plumbing contractor to the community.
- **Gutters** – Betzy presented the Board with a proposal from Mr. Sparkle to pressure clean and clear out all the gutters in the community, including the downspouts. The amount of the proposal was \$1,656.00. The Board executed the proposal and directed Betzy to have Mr. Sparkle immediately start on this project.

Adjournment

- There being no further business to discuss, the Board adjourned at 8:20 p.m.