

April 22nd, 2008 Minutes of the BOD Meeting

Tuesday, 24 June 2008 02:43



VILLAS OF AMBERWOOD CONDOMINIUM ASSOCIATION, INC. MINUTES OF THE BOARD OF DIRECTOR MEETING APRIL 22nd, 2008. _

Call to Order

Andrea de la Rosa called the meeting to order at 7:50pm.

Quorum

A quorum was declared based on the presence of the following directors: Andrea de la Rosa, President Carlos Arango, Treasurer Felix Castillo, Secretary Beverly Akerblom, Director Also present were Villas of Amberwood Homeowners from unit numbers: 42, 70, 86 AND 93.

Proof of Notice of Meeting

Proof of notice of the meeting was posted around the property and email to all homeowners that had requested to be contacted by email. _

Reading of Prior Meeting Minutes

Andrea motioned to forego reading of the meeting minutes of the March 27th and accept them as written distributed and posted to the website. The motion received unanimous approval.

Review of the 2008 Budget Numbers

The revised budget for the whole year of 2008 was presented. The board made it clear that the budget that was approved by the previous board was not comprehensive enough; the reasons for each amount, line by line was explained to all the owners present. This new budget has many line items that stayed exactly as was estimated at the end of last year when the previous board approved it; many line items were reduced and there was a need to add new line items that were not considered by the previous board. The new budget does not include funding for the reserves, but the monthly maintenance contribution of each unit will remain at the same level as we have been paying during the first three months. The additional amount that is not going to fund the reserves now (plus any savings) will go to pay down the loan in order to try to bring the balance to an acceptable level by the end of this year. _

Mail Roofs Discussion

Andrea explained to the owners present that the mail roofs were in fact constructed without permits. This is a serious violation that must be fixed. The City of Doral has already given us a warning and we must have a structural engineer certify that they meet code compliance and will withstand hurricane winds of 146 mph. If we do not fix the problem with the mailbox roofs we will be fined and they will have to taking down. In addition to having been built without permits, they pose a liability issue if there is a hurricane and they cause damage. It was decided to ask all the owners' opinion and to take a vote on this issue by asking each owner to decide if they preferred spend more money in order to keep the mail box roofs or to take them down.

Good and Welfare

There was an open forum at the end of the meeting. _

Adjournment

There being no further business to conduct, the Board of Directors motioned to adjourn at 9:45 p.m. The motion was seconded by Carlos Arango and approved by acclamation the meeting was adjourned at 9:45pm. April 22nd, 2008

Felix Castillo, Secretary

Last Updated (Thursday, 26 June 2008 15:49)