



BOARD OF DIRECTORS MEETING

Villas Of Amberwood Clubhouse
Thursday 26th February, 2009
7:00 p.m.

MEETING MINUTES

- **Call to order:**
 - Andrea De La Rosa, President Director & Chairman of the Board of Directors called the meeting to Order at 7:18 p.m.
- **Establishment of quorum:**
 - Present to establish Quorum of the Board of Directors:
 - Beverly Akeblom, General Director
 - Johann A. Ali, Secretary Director
 - Andrea De La Rosa, President Director
 - Felix Castillo, Treasurer Director
 - Absent:
 - Carlos Arango, General Director
 - Also present:
 - Angel Alvarez, Property Manager, Atlas Property Management Services
 - Manuel Hernandez, Unit Owner, Unit 104
 - Mrs. Luis Osella, Unit Owner Representative, Unit 69-6
- **Proof of notice of meeting:**
 - Notices of the meeting were posted on Tuesday 24th February, 2009 in all mailbox notice boards and emailed to unit owners who have registered their email addresses with the Association.
- **Reading and disposal of unapproved minutes:**
 - Minutes of the previous two regular Board of Directors Meetings have not been submitted for review and approval. Felix Castillo, Secretary Director for 2008 is responsible for the meeting minutes that are outstanding.
- **Hurricane Wilma insurance claim:**
 - Andrea – Reported that the claim was mostly complete. We are waiting for last part of claim to be settled – specifically waiting for money for attic damage and/or leaking. There are approximately 20 units with leaks. Not doing patches due to a lack of funds – trying to hold out for claim to be settled. According to Taylor Roofing, there are no leaks that are extensive enough to merit immediate attention. Total claim to be around \$500,000. Expect a settlement within the next 30-60 days.
 - Felix – Queried if we could ask Taylor Roofing to address the really bad leaks before hurricane season; at least refer to the survey to make sure that we have no really major problems.
 - Beverly – Stated that she was very concerned about not addressing leaks before hurricane season. She would prefer to have them addressed prior to that time. As long as the various situations are under control, she is okay with the current status.
 - Johann – stated that as long as the Association was not being negligent and are mindful of the situation, no concerns.

Villas of Amberwood Condominium Association, Inc.

C/O Atlas Property Management Services, Inc.
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- **Other news and current issues:**
 - Two of foreclosures sold and will be receiving monies soon.
 - Four new non-payment units that will be sent certified final warning letter about non-payment before being sent to collections.
 - Police Patrol – Johann stated that the City of Doral Police had been informed of the unoccupied and foreclosed units and will be patrolling routinely to prevent crime.
 - Entry Gate – VOA III decided to get an estimate to widen the gate area so the gate repair will not take place until that is decided.
 - Exit Gate – Johann has been with Office Feliciano at City of Doral Police who will investigate the possibility of traffic control at the exit gate during the morning rush hour.
 - South Fence – broken by the intruders. Police told us to fix the fence immediately. They will be patrolling the property in this area.
 - Updated Rules and Regulations – Beverly reported that she had been working on the updates with Johann and would be ready soon to be presented to the Board for approval, and then to the Unit Owners for their information with a proper cover letter.
 - Parking Tags – will be instituted soon in conjunction with the implementation of the new Rules and Regulations. Each unit will have two Resident tags and one Visitor tag that must be displayed.
 - All vehicles must be registered with the Association.
 - Need to clarify how to handle the visitor parking permits.
 - Advanced notification to the Board for extended stays needs to be added to the Rules and Regulations.
 - Need to specify and or clarify the handling of motorcycles on the property.
 - Need to try to implement no later than the end of March and start enforcement in April. Details to be worked out later, but recommendation is to have two hours each day for one week, and then morning hours on a Saturday, as previously recommended by Johann.

 - **Good and Welfare:**
 - Manny Fernandez (unit 104) – are the assessment amounts accommodating for the foreclosure units. Johann responded that yes, they were.
 - Johann Ali – new insurance requirements and loss assessment requirement for unit owners needs to be addressed soon. Angel Alvarez stated that the law might be repealed by the Florida legislature very soon, so wait to see what happens.

 - **Open Forum:**
 - No other issues were discussed.

 - **Adjournment:**
 - There being no further business to discuss, the Chairman adjourned the meeting at 8:00 p.m.

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