



BOARD OF DIRECTORS MEETING

Villas Of Amberwood Clubhouse
Wednesday 24th June, 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 7:15 p.m.
- **Establishment of quorum:**
 - Present to establish Quorum of the Board of Directors:
 - Beverly Akerblom, General Director
 - Johann A. Ali, Secretary Director
 - Carlos Arango, Vice President Director
 - Felix Castillo, Treasurer Director
 - Andrea De La Rosa, President Director
 - Also present:
 - Angel Arias, VOA Property Manager from Atlas Property Management
- **Proof Of Notice:**
 - Proof at Notice was posted on the Mailboxes and email sent to all unit owners on Monday, June 22, 2009.
- **Reading and Disposal of Minutes:**
 - Johann Ali motioned to dispose of the minutes of the past meeting without further reading.
 - Beverly Akerblom seconded the motion.
 - The motion was approved by acclamation.
- **Old Business:**
 - Summary of Foreclosures and Collections
 - There are five foreclosures and/or short sales.
 - Only two true foreclosures.
 - Three short sales.
 - Roof Repairs
 - At Building 4 now.
 - Waiting for City of Doral to inspect Buildings 5, 6 & 7.
 - Will be starting the interior repairs of units that have water damage in 2-3 weeks.
 - Last payment will not occur until a final walk-through and approval of all work has been given, including removal of tar prints on the walkways.
 - In litigation now with an attorney on a contingency basis for additional monies from AllState to cover all the work that needed to be done.
 - Rules and Regulations & Violations
 - New Rules and Regulations Handbook being handed out with new registration and parking decals.
 - Need new towing decals – 3 part system from Great American Business Products.

Villas of Amberwood Condominium Association, Inc.

C/O Atlas Property Management Services, Inc.
8600 NW 17th Street, Suite 170 • Doral • Florida 33126
T: 305 715 2801 • F: 305 715 2802 • E: board@villasofamberwood.us



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- All residents (unit owners and renters) will receive copies, electronically and hardcopies that they will have to sign for receipt of the handbook.
 - Entrance and Exit Gates
 - Both associations agreed to keep the gates open until all the contractors are gone
 - Need to install the new gate motor; waiting on VOA III to proceed with the installation.
 - **New Business:**
 - Settlement with ICC, Inc. – on the table with the attorney. No new progress has been made yet. Attorney advised that settlement was the best way to go. Need to negotiate with ICC on a final settlement amount.
 - Reserve Account – only need the June 2009 payment to transfer to the account. Otherwise the account is properly funded (\$30,074.56 before June payment). Issues with Colonial Bank need to be sorted out and the accounting issues of the money that was co-mingled with the CD and the money that was converted (\$55,000) to the combined CD need to be separated out and put back together with the reserve account, with the \$10,221.60 from the original CD restored. Johann and Felix will go to Colonial Bank to do this.
 - Good and Welfare
 - Angel will contact Luis Garcia for community-wide hurricane tree trimming preparation on June 25, 2009 for Raphael of Luis Garcia to meet with Andrea De La Rosa on June 26, 2009 at 11:00 a.m. to complete the initial inspection and ensure all critical areas are addressed properly.
 - Luis Osella – reported that the tree near the rear of his unit need the branches trimmed back to match the root diameter and bring the height down as well. Luis also complained about the landscaper not taking due care with the sprinklers, trees and other common area items when cutting the lawn.
 - **Open Forum:**
 - Mailboxes – will try to put in a seal around the inside to help seal the interiors – need to work with the PostMaster to see if this could be done.
 - VOA III Shared Expenses – VOA III has not been invoiced since November 2008. Felix has to correct the invoices and transmit to VOA III. Currently the invoices are 8 months behind – representing approximately \$2,400 in monies owed to the Association that remain uncollected.
 - **Adjournment:**
 - There being no further business to discuss, the Chairman adjourned the meeting at 8:40 p.m.

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