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## BOARD OF DIRECTORS MEETING

Villas Of Amberwood Clubhouse  
Tuesday 8<sup>th</sup> June, 2010  
7:00 p.m.

### MEETING MINUTES

- **Call to order:**
  - Andrea De La Rosa called the meeting to order at 7:15 p.m.
- **Establishment of quorum:**
  - Officers Present:
    - Johann A. Ali, Secretary Director
    - Beverly Akerblom, Director
    - Felix Castillo, Treasurer
    - Andrea De La Rosa, President Director
    - Carlos Arango, Director (unexcused absence)
  - The following unit owners were present:
    - Amparo Fernandez – Unit 42-4
    - Francisco Castillo – Unit 52-5
    - Patrick Osario – Unit 60-6
    - Elvira Cosentino – Unit 100-9
  - Also present:
    - Angel Alvarez, VOA Property Manager of Atlas Property Management Services, Inc.
- **Proof Of Notice:**
  - Notices were emailed and placed on mailboxes not less than 48 hours before the meeting.
- **Reading and Disposal of Minutes:**
  - Beverly Akerblom requested that the minutes be read aloud to the members prior to approving the minutes.
  - Andrea De La Rosa read the minutes on behalf of the Secretary Director. Beverly requested the minutes be amended to read that she did not second the motion to approve the disposal of the minutes.
  - Felix Castillo motioned to approve the amended minutes as noted above. Beverly Akerblom seconded. The motion passed without objection.
- **Officer Reports:**
  - Secretary Report:
    - WSI Contract – new waste hauler and recycling contract has been signed and executed.
    - Atilla Contract – the Board is seeking a new contractor that will cost less.
    - Newsletter – will be sen in the next week, to deal with rules and regulations, recycling and other items.
    - Luis Garcia Contract – has been signed and fully executed.
      - A new check has been re-issued for the \$8,000.00 invoice for grass from 2007, which will bring that outstanding A/P to a close with this contractor.



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- New checks have been issued for payment of the months January 2010 through May 2010 but are yet to be cashed.
  - Treasurer Report:
    - \$19,023.56 in the operating account as of May 31, 2010
    - \$8,029.96 in the Special Assessment Account set aside for payment of the loan. The next loan payment is due June 6<sup>th</sup> 2010 in the amount of \$7,075.17
    - \$414.36 in the Insurance reserve account; all insurance premiums have been paid out from this account.
    - \$102,155.68 in the Reserve Account.
    - Luis Garcia:
      - A new check has been re-issued for the \$8,000.00 invoice for grass from 2007, which will bring that outstanding A/P to a close with this contractor.
      - New checks have been issued for payment of the months January 2010 through May 2010 but are yet to be cashed.
    - There are 10 units in arrears representing \$64,071.88 owed to the Association.
      - 4 units are actually in foreclosure, representing \$41,049.12
      - One unit is owned by Chase Home Finance, LLC, representing \$2,567.00
      - 3 of the units are on some form of payment plans
    - **LOAN BALANCE:** \$80,174.95
      - At the current rate of repayment, the amount due on the balance of the loan will be \$33,241.46. This represents an average assessment of \$520.00 per unit when the foreclosure units are factored in.
      - Johann suggested if the Association can gain control of the foreclosure units, rent collected from those units should be put into the Special Assessment payment account.
  - **New Business:**
    - Settlement of Lawsuit with ICC completed:
      - As of January 31, 2010, the lawsuit has been settled and is no longer a concern for the Association.
    - New waste contractor and implementation of Single-Stream Recycling
      - The Board has selected WSI to be the waste contractor for the coming period, commencing July 1, 2010.
      - WSI will be a non-renewing contract for a period of one year, with a savings of \$168.00 per month
      - Single Stream Recycling will be implemented this year that also complies with Miami-Dade County Code.
    - Fire Code Violation Notice and Compliance actions
      - Fire code violations were issued in April 2010.
      - Fire Code requirement for 3 fire extinguishers per building (every 75 feet), which were installed on June 3, 2010. Annual inspections required.
      - VOA issued smoke alarm inspection forms to the unit owners two days after the violations were issued, with a deadline of May 31, 2010. There are 21 units who are outstanding. Association will be fining the outstanding units for non-compliance.



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- Hurricane Preparedness
    - Remove under-utilized patio items.
    - Tree-trimming.
  
  - Rules and Regulations Reminders:
    - Garbage and dumping of large items prohibited
    - Pool area rules:
      - No food, alcohol or glass allowed
      - Do not tamper with emergency rescue equipment
      - Replace furniture when leaving if you moved it
      - Dispose of trash in the trash bin provided
    - Pet walking areas and picking up after pets is mandatory
      - Association to send fines after the newsletter has been sent
      - Association will mandate pet registration
      - Liaise with VOA III about pet station use and shared costs of replacing the pet stations.
  
  - **Open Forum:**
    - Luis Garcia:
      - Not doing a good job. The quality of the work is poor.
      - The green areas are not being cut properly, walkways are not being edged, and the storm drains are not being trimmed.
      - The lawn areas need to be raked after cutting the lawn and not left on the green areas or blown into the storm drains.
    - Traffic Situation:
      - Exit problems in the morning.
      - Appeal to Miami-Dade County Transit about some sort of traffic control.
      - The only thing that the City of Doral can do is for the association to pay for an off-duty Doral PD officer to do traffic control/MOT.
      - The Association could put a sign that says **RIGHT TURN ONLY** between 7:30 a.m. and 9:00 a.m.
  
  - **Adjournment:**
    - There being no further business, Andrea De La Rosa adjourned the meeting at 8:25 p.m.