

Board of Directors Meeting – Agenda/ Minutes

<p>Call to order, introduce Board members attending President – Toby Maners - present Vice President – Glenn Calabrese - present Treasurer – Debbie Covitz - present Secretary – Julie Goodwin - present Director – Jill DePalo - present Director – MJ Groesbeck - present Director – Ed Keisch - present Director – Beth Rees - present Owners attending: 4 homeowners + 1 guest(tenant)</p>	<p>President</p>
<p>Motion made by _Toby_, seconded by _Beth_: Approve (and waive reading) Minutes from 5/3/17 Board Meeting. In Favor: All Against: None</p>	<p>President</p>
<p>Report from the President none</p>	<p>President</p>
<p>Request for hardship exemption Lot 17, Block 1:</p> <ul style="list-style-type: none"> • Owners purchased 3/31/17, leased to tenants 4/4/17, violates Restrictions Amendments recorded Dec 8, 2015. Owners are requesting a hardship exemption to continue the lease through 4/3/18 due to one of the owner's parents' financial situation. • Motion made by Toby, seconded by Glenn: Approve a hardship exception to the leasing restrictions concerning Lot 17, Block 1 of Amberwoods of Boca. In Favor: None Against: All • If motion is not approved, then also: Motion made by Glenn, seconded by Toby: Authorize counsel to proceed with litigation to enforce the leasing restrictions concerning Lot 17, Block 1 of Amberwoods of Boca. In Favor: All Against: None 	<p>Board</p>
<p>Report from the Treasurer</p> <ul style="list-style-type: none"> • 2017-18 Dues as of 6/12/17: 194 properties paid in full, 10 on payment plan. Collections: 8 properties turned in to HOA attorney, owners must pay by 6/22/17. • 2016-17 Dues as of 6/12/17: 214 properties paid in full. - 1 account with HOA lien for non-payment; HOA filed complaint to foreclose on account. 5/12/17 Owner offered to pay only 40% of what is owed, HOA declined. 5/16/17 Court ruled in HOA's favor, payment due 7/19/17, scheduled for Clerk's auction 7/20/17. • HOA budget, bank accounts status as of 6/12/17: \$94,000_ in accounts; estimate of expenses left thru 3/31/18 will be provided at August Board meeting. 	<p>Treasurer</p>
<p><u>Committee Reports</u></p>	
<p><u>Communications Committee (MJ Groesbeck, Debbie Covitz, Julie Goodwin)</u></p> <ul style="list-style-type: none"> • Review Amberwoods website usage statistics from Google Analytics (May) • Confirmed Board Meeting Dates for 2017-2018 at Veranda Club: 2017: 7/12, 8/2, 9/6, 10/4, 11/1, 12/6 2018: 1/10, 2/7, 2/28, 3/5 (new Board organizational mtg, at Sugar Sand Community Center) • 2 owner meetings at Sugar Sand (Sugar Sand to confirm in August): Interim Monday 9/11/17: possible topics include AT&T upgrade in neighborhood Annual Monday 3/5/18: election of Board of Directors for 2018-2019 	
<p><u>Lighting Committee (Glenn Calabrese, Toby Maners)</u></p> <ul style="list-style-type: none"> • Estimates for lighting improvements, repairs: HOA lighting maintenance company cannot provide estimates or do the work; need to request estimates from other companies for: 1) Replace lock box on all 24 street lights; new box should enclose on/off switch for street light 2) Change Toledo monument sign lighting to 2 LED spot lights 3) Add electric and 2 LED spots at Redbay, Fig, Acacia monument signs 	

4) Add spot lighting on palm trees at Toledo Rd entrance

- **Reduce street light electric bill due to change to LEDs in Dec 2016** – submitted paperwork 5/2/17, followed up weekly, no decision yet from FPL
- **Repairs reported to FPL:** none

Landscape Committee (Glenn Calabrese, Jill DePalo, Julie Goodwin)

- **Already Approved landscape expenditures (to be performed – arranging date(s) with KMR):**
 - Removal of some/ move other large rocks at Toledo Rd Entrance (east and west sides) - \$135
 - Replacement of dead viburnum hedge plants with 7-gallon viburnum hedge plants \$414 for 9 plants. This item does not include the viburnum plants in separate motion for 6554 Amberwoods. If separate motion is approved then the total number of 7-gallon viburnum plants will be 14.
 - Replacement of crotons with copper leaf plants at Toledo Rd entrance signs, \$168 for 12 plants.
 - Replace flowers at entrances (one free flower planting from KMR).
 - Plant a viburnum hedge and add any new irrigation rotors needed in front of the white vinyl fence at 21596 Redbay Rd. KMR to get a clean DigSafe report before beginning work. Palm Beach County Landscape Permit not needed because hedge is not being planted on a right-of-way. \$2484
- **Motion tabled to add five additional 7-gallon viburnum hedge plants behind house at 6554 Amberwoods Dr - \$230** (contingent upon homeowner commitment to keep bird of paradise plant trimmed for better sunlight to hedge). Homeowner has obtained KMR estimate and is trying to negotiate an agreeable price. Motion will be presented if her plants get trimmed.
- **Irrigation problem affecting viburnum hedge east of Acacia Rd.** – Fixed by KMR. Additionally KMR is checking irrigation problem affecting west side bed at Toledo Rd entrance.

HOA Maintenance Committee (Toby Maners, Debbie Covitz, Glenn Calabrese, Ed Keisch)

- **Report on approvals**
 - 6060 Amberwoods new windows
 - 21596 Redbay considering front yard landscape with no grass
 - 21521 Hollandaire E new metal roof
 - 6573 Hollandaire W exterior paint colors
 - 6673 Hollandaire W general maintenance (no approval required)
 - 6753 Hollandaire W temporary (3 nights) overnight boat parking for repairs to safety equipment
- **Maintenance** - 17 properties received notification letters for lawn/landscape, peeling paint, mold/mildew, green pools, mailbox, inoperable vehicle, garbage/recycle bins.
- **Suggestion for discussion** – matching mailboxes, owners could voluntarily participate. Deferred to July Board Meeting.

Other Topics/Other Business from Board Members

- **How to ensure prospective buyers understand and commit to following HOA Restrictions?**
 - Create Amberwoods-specific estoppel including specifics of Restrictions and Amendments. Probably required given new FL statute (see separate page).
 - Have HOA attorney's office receive and complete all estoppels.
- **Motion made by _Glenn_, seconded by _Toby_:** Direct all estoppel requests to HOA attorney and update the HOA website to include the new FL statute.
 - In Favor: All**
 - Against: None**
- Update subsequent to Board meeting: HOA to receive all estoppels, forwarding to HOA attorney those properties with problems (foreclosure, bankruptcy, delinquent account, violations, etc.). For discussion at a future Board meeting:
 - Require face-to-face meeting/interview with buyers where they review and sign off on having read the Restrictions.
 - Require all owners to provide names and info of renters (background, credit score, etc.), so that we know when a rental occurs.
 - Require all leases to be no more and no less than 12 months, with no renewals; problem tenants last no more than a year.
 - Require face-to-face meeting/interview with renters where they review and sign off on having read the Restrictions.
- FYI - Old Mizner Trail golf course is for sale; Pulte, Lennar made offers, owner turned both down. Owners have until June 24, 2020, to start building because PBC Commissioners gave owner 3 year extension.

Board

Other Topics/Other Business from Homeowners (3 min each)

Next Board meeting is Wednesday, July 12th, 2017 7PM at Veranda Club

Board

Motion to Adjourn made by __Toby__, seconded by _Beth_ at __9:05pm__.

In Favor: All
Against: None

PAPER CHASE: SIGNIFICANT ESTOPPEL CERTIFICATE CHANGES

Hot off the presses, the Florida Legislature published the enrolled version of the "estoppel certificates" legislation, Senate Bill 398er. A copy of the Bill can be found on the firm's website www.gelfandarpe.com.

Unless vetoed by the Governor, this Bill will become law on July 1, 2017, substantially changing procedures concerning the preparation and issuance of estoppel letters by Florida condominium, homeowners' and cooperative associations, governed respectively by Chapters 718, 719 and 720 Florida Statutes.

How Received. Estoppel requests may be in writing or electronically. The Association's website must identify the name of the person or entity designated to receive estoppel letter requests, together with the street or e-mail address for receipt. To avoid misplaced requests, Associations may desire to create dedicated email addresses for requests, and policies as to how requests are handled upon receipt.

Response. Within ten days of a request an estoppel certificate must be delivered to the requestor on the date issued by hand delivery, United States Postal Service regular mail, or e-mail.

Who. The Association may be bound by certificate issued by any: Association director, authorized agent or representative; and, any management company and authorized employee. Thus, Associations should consider policies limiting who communicates information.

Contents. Estoppel certificates must contain, in addition to what has been the "usual" date, name, unit number of the requesting owner, regular assessment amount, paid through date and next installment, the following:

- Parking space or garage number,
- Fee for certificate,
- Name of requester,
- If there is a delinquent amount the name of the attorney,
- If monies are due on the date of issuance, the certificate must itemize all amounts due together with amounts that are coming due through the effective date of the certificate,
- Capital contribution requirements,
- Pending use restriction violations,
- Transfer approval requirements, and,
- Association insurance contact information.

Associations will want to gather the general information now, and enact a process to regularly update, and provide the information to counsel.

Effective Date. An estoppel certificate sent by e-mail is to have a 30 day effective period and 35 days if sent by regular mail. Associations will want to ensure that the certificate includes all 30 day future accruing items.

Fees. If a fee is charged, then the Board of Directors must adopt a resolution in writing authorizing the collection of a fee which may not exceed:

- \$250.00 if no delinquent amounts are due to the Association.
- An additional \$100.00 for a three day expedited period.
- An additional \$150.00, if there is a delinquency.

Multiple units from the same seller have additional limitations. No preparation fees may be charged if a certificate is not provided within 10 business days of the request. **Associations will need to have a resolution adopted by July 1, 2017.**

Binding Authority. The Association will be bound in most instances by the information contained in the certificate.

There are many incongruities in the statute. This includes the statement that a unit is a "member" of an Association. Nevertheless, despite significant objections provided to the Senate and House sponsors, the Bill was adopted unanimously in the House, and with only one no vote in the Senate by Senator Brendes.

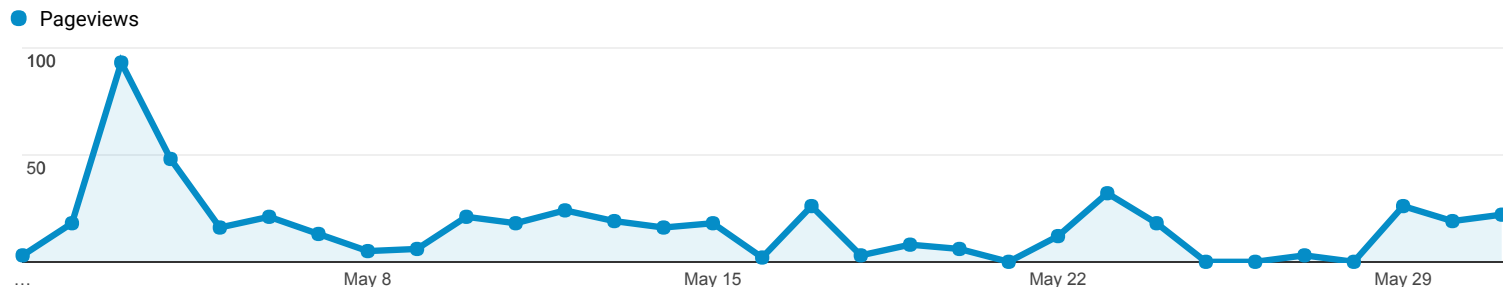
Please contact your Association's counsel to allow the timely drafting of a resolution. Begin to prepare the information so that penalties do not fall upon your association!

May 1, 2017 - May 31, 2017

Content Drilldown

All Users
100.00% Pageviews

Explorer



Page path level 1	Pageviews	Unique Pageviews	Avg. Time on Page	Bounce Rate	% Exit
	516 % of Total: 100.00% (516)	218 % of Total: 100.00% (218)	00:00:43 Avg for View: 00:00:43 (0.00%)	9.28% Avg for View: 9.28% (0.00%)	18.80% Avg for View: 18.80% (0.00%)
1. /	204 (39.53%)	85 (38.99%)	00:00:18	10.13%	21.08%
2. /by-laws-and-restrictions/	63 (12.21%)	28 (12.84%)	00:01:34	0.00%	20.63%
3. /meeting-minutes/	55 (10.66%)	23 (10.55%)	00:00:56	0.00%	25.45%
4. /contact-us/	32 (6.20%)	10 (4.59%)	00:01:14	0.00%	9.38%
5. /news/	28 (5.43%)	13 (5.96%)	00:00:40	0.00%	10.71%
6. /forms/	25 (4.84%)	10 (4.59%)	00:01:19	0.00%	20.00%
7. /information/	22 (4.26%)	11 (5.05%)	00:00:05	0.00%	9.09%
8. /nextdoor/	22 (4.26%)	10 (4.59%)	00:00:19	0.00%	22.73%
9. /calendar/	21 (4.07%)	8 (3.67%)	00:00:07	100.00%	9.52%
10. /trash-pickup/	20 (3.88%)	10 (4.59%)	00:01:27	0.00%	25.00%
11. /committees/	13 (2.52%)	5 (2.29%)	00:00:05	0.00%	0.00%
12. /safety-advice/	10 (1.94%)	4 (1.83%)	00:00:08	0.00%	20.00%
13.					

Rows 1 - 13 of 13