

What: Monthly Board Meeting
When: 7:00pm Wednesday, November 29, 2017
Where: Veranda Club, 2nd floor

Board of Directors Meeting – Agenda/ Minutes

<p>Call to order, introduce Board members attending President – Toby Maners - present Vice President – Glenn Calabrese - absent Treasurer – Debbie Covitz - present Secretary – Julie Goodwin - present Director – Jill DePalo - present Director – MJ Groesbeck - present Director – Ed Keisch - present Director – Beth Rees - absent Owners attending: 1</p>	
<p>Motion made by _Toby_, seconded by _Debbie_: Approve (and waive reading) Minutes from 11/1/17 Board Meeting. In Favor: All Against: None</p>	
<p>Report from the Treasurer</p> <ul style="list-style-type: none"> • 2017-18 Dues as of 11/1/17: 215 properties paid in full, 0 left on payment plan. Collections: 0 properties remaining in Collections. • HOA budget, bank accounts status as of 11/29/17: \$66,670 in accounts; updated estimate of expenses left thru 3/31/18 to be provided for annual meeting package (see Committee Reports below). 	Treasurer
<p><u>Committee Reports</u></p>	Board
<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 (November) • December 2017 letter to owners – final draft letter approved. • March 5, 2018 annual meeting package (including 2018-2019 budget) – Reviewed draft for package provided by Toby. Reviewed budget line items and estimated \$\$ (to be approved at 1/10/18 Board meeting). 	
<p><u>Lighting Committee (Glenn Calabrese, Toby Maners)</u></p> <ul style="list-style-type: none"> • Estimates for lighting improvements, repairs: requested estimates from 3 companies for: <ol style="list-style-type: none"> 1) Replace lock box on all 24 street lights; new box should enclose on/off switch for street light (Delcon - \$10K for in-ground box, Bosco - \$7335 for above-ground lockable box covering disconnect) 2) Change Toledo monument sign lighting to 2 LED spot lights; or use top-mounted solar (Delcon - \$3K for 2 LED spots per sign, Bosco - \$2284 for 2 LED spots per sign) 3) Add electric and 2 LED spots at Redbay, Fig, Acacia monument signs; or use top-mounted solar (Delcon - \$20K for 2 solar micro-LED spots per sign, Bosco - \$9567 for 3' solar LED on 4 signs) 4) Add spot lighting on palm trees at Toledo Rd entrance (Delcon - \$2K, Bosco - \$3180 for 3 spots connected to existing sign lighting) 5) Add a streetlight by connecting to closest owner's electric (adds about \$6/month to owner's bill) instead of closest HOA streetlight (Delcon – no estimate, Bosco - \$10,452 for streetlight at west side of Redbay) Any single project where total cost exceeds \$10K requires approval by a majority of a quorum of owners. • Repairs reported to FPL: none 	
<p><u>Landscape Committee (Glenn Calabrese, Jill DePalo, Julie Goodwin)</u></p> <ul style="list-style-type: none"> • Ask KMR to add border around foxtail palm whose bed is overflowing onto sidewalk (west side of Toledo Rd entrance) – reported by Paul Knight at Sept 18 HOA Meeting – KMR cleaned area around palm and will maintain • Ask KMR to straighten border around bed on east side Toledo Rd entrance. – not completed • Ask KMR to cut away dead part of cocoplum hedge on far west side of Toledo Rd. - completed • Ask KMR to trim small ficus hedge & adjacent plant behind house at: 6072 Amberwoods Dr. – completed • Ask KMR for estimate to trim 9 queen palms at Toledo Rd entrance. – not completed • Ask KMR to trim white pentas to the same height as the violet pentas (no charge) – not completed 	
<p><u>Maintenance Committee (Toby Maners, Debbie Covitz, Glenn Calabrese, Ed Keisch)</u></p> <ul style="list-style-type: none"> • Architecture Review Board - permanent standby generators allowed? Based upon Toby's investigation into Standby Generator requirements (since she plans to install one at her home) - see proposed motion below (motion postponed to 1/10/2018 Board Meeting): Proposed Motion by Toby, Seconded by _____: Owner's request to install "Standby generators" as a property improvement will be approved if owner submits "Application for Property Improvement – Standby Generator" (new form) including: 	

- 1) required to follow PBC rules, requirements, regulations, permitting, etc. regarding standby generators
- 2) brand of generator and generator specs as required by PBC, including but not limited to:
 - sound rating - noise decibel level when running at full load; must be within PBC limits for residential standby generators (< or = 75 db when measured at nearest property line)
 - size of generator (physical dimensions, output amps, Kw, etc.)
 - type of fuel
- 3) copy of property survey with:
 - house location, with exterior dimensions, locations of doors and windows
 - proposed generator location, with location measurements (must be 10' from window/door, out of sight from street and neighbors, screened with opaque screen (not shadow-box fence, not hedge))
 - proposed generator fuel storage location marked (must be out of sight from street and neighbors)
 - type(s) of screening to screen generator and fuel storage from view of neighbors, street
- 4) frequency, timing, noise level of generator self-check – day(s) of week/month, time of day; must be between M-F and 9am-5pm
- 5) copies of contractor's certification/registration papers, contractor's insurance papers
- 6) when installation is complete, owner must provide HOA with copies of the closed permit, and PBC's "Generator Noise – Limit Compliance Affidavit"

In Favor:

Against:

• **Approvals**

- 21530 Mahoe standby generator
- 6072 Amberwoods exterior paint

• **Maintenance/Violations**

- 6175 Amberwoods 10/6 corp (MTGLQ) can't own, need to xfer immed; need comprehensive POA
- 21567 Toledo** "frat house" 11/2 HOA email to Invitation Homes with HOAs 2 preferences – 1) all 3 students move out, or 2) only 1 stays but no guests and no parties allowed, day or night. 11/5 HOA rcvd letter from dads and kids promising it won't happen again. If it happens again, next step is letter to IH w/ mediation demand.
- 6240 Amberwoods** 10/6 fence (immed), roof (30 days) – not fixed; 11/8 fence (immed), roof (30 days), pool (immed) or we involve HOA attorney; **11/29 fence partially fixed, no change on roof**
- 6681 Hollandaire W** 11/4 confirm replace roof 12/31, paint house 1/31, plant landscape 2/28; **11/29 no change**
- 21563 Kapok** 11/6 confirm mold/mildew on walls, roof, trim; contain front and rear landscape all by 11/30; **working but won't be done on 11/30**
- 6218 Amberwoods 11/6 (email) unlicensed vehicle, recycle bins still out; 11/15 letter unlicensed, inoperable vehicle; sticker on vehicle window; 11/18 gone
- 21549 Cavandish 11/6 cut down oak in Aug, now weeds all on south side of driveway; cleaned out
- 21596 Plum 11/6 broken tree limb on Palm Cir N, 11/9 replied that they'll handle; gone
- 6364 Amberwoods 11/6 broken tree limbs hanging over Palm Cir N; trimmed
- 6016 Amberwoods 11/6 fix fence and cleanup weeds, bins immediately, driveway; some cleanup done
- 6545 Amberwoods** 11/10 replace damaged wood trim house & garage door, house exterior clean & paint, vines and weeds on east side; **11/29 no change**
- 21536 Toledo** 11/10 7 days to mow and clean landscape beds; done; **11/29 if aggressive dog gets loose again, neighbors will call Animal Control**
- 6072 Amberwoods 11/10 house exterior clean & paint, repair missing screens in pool enclosure; 11/28 done
- 6663 Hollandaire W 11/15 furniture in driveway – remove or we call Code Enforce on 11/17; 11/17 gone
- 21560 Toledo** **11/15 reno complete, for rent, sent reminder w/ Restrictions and lease application**

Other Topics/Other Business from Board Members

Board

Motion made by Toby, Seconded by _MJ_: Move to get permit from Lake Worth Drainage District to purchase a key for \$670 (using money from Amberwoods Reserves) to access L-47 canal bank via gates at Powerline for major property maintenance (tree trimming, etc.):

- **Board member manages key to the gates at Powerline**
- **Owner requesting to use the key must submit written request with name, address, purpose, name(s) of company(s) and company(s) insurance papers a week in advance. Board member forwards company name(s) and insurance paper(s) to LWDD.**

In Favor: All

Against: None

Upgrading entrances

- Grass swale with posts and rope, like Timbercreek and Millpond entrances? Board likes this idea most.
- Pave swale with open circles for ornamental trees – probably too expensive
- Pave swale and add benches (between trees?) – probably not a good idea because kids at bus stop may jump off benches and injure themselves.

Any single project where total cost exceeds \$10K requires approval by a majority of a quorum of owners.

Next Board meeting is Wednesday, January 10th, 2018 7PM at Veranda Club

<<< who will be attending?

Board

Motion to Adjourn made by _Toby_, seconded by _Debbie_ at _8:30pm_.

In Favor: All

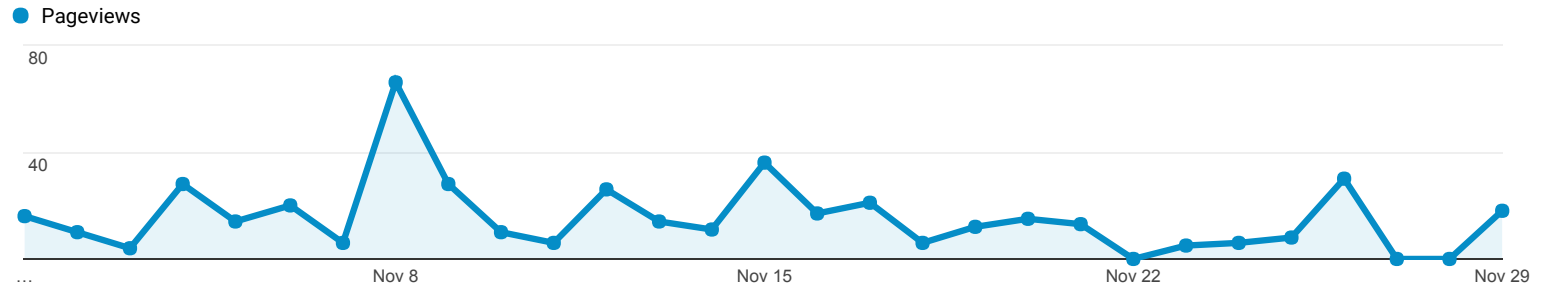
Against: None

Content Drilldown

All Users
100.00% Pageviews

Nov 1, 2017 - Nov 29, 2017

Explorer



Page path level 1	Pageviews	Unique Pageviews	Avg. Time on Page	Bounce Rate	% Exit
	446 % of Total: 100.00% (446)	200 % of Total: 100.00% (200)	00:00:46 Avg for View: 00:00:46 (0.00%)	11.21% Avg for View: 11.21% (0.00%)	23.99% Avg for View: 23.99% (0.00%)
1. /	161 (36.10%)	73 (36.50%)	00:00:22	14.49%	26.09%
2. /by-laws-and-restrictions/	46 (10.31%)	20 (10.00%)	00:02:02	0.00%	23.91%
3. /contact-us/	40 (8.97%)	16 (8.00%)	00:00:25	0.00%	22.50%
4. /meeting-minutes/	36 (8.07%)	14 (7.00%)	00:01:34	0.00%	22.22%
5. /trash-pickup/	33 (7.40%)	14 (7.00%)	00:01:06	9.09%	39.39%
6. /information/	26 (5.83%)	11 (5.50%)	00:00:12	0.00%	7.69%
7. /news/	22 (4.93%)	10 (5.00%)	00:00:37	0.00%	13.64%
8. /nextdoor/	18 (4.04%)	9 (4.50%)	00:01:17	0.00%	27.78%
9. /committees/	15 (3.36%)	7 (3.50%)	00:00:06	0.00%	13.33%
10. /calendar/	13 (2.91%)	8 (4.00%)	00:00:33	50.00%	30.77%
11. /estoppel-requests/	12 (2.69%)	6 (3.00%)	00:00:32	0.00%	25.00%
12. /forms/	10 (2.24%)	5 (2.50%)	00:02:01	0.00%	20.00%
13. /safety-advice/	6 (1.35%)	3 (1.50%)	00:00:22	0.00%	16.67%