

**Annual Meeting of Amberwoods Homeowners' Association, Inc.
Monday March 5, 2018 7pm**

AMBERWOODS
Homeowners' Association Incorporated

www.amberwoods33433.org
amberwoods33433@gmail.com

Post Office Box 2054
Boca Raton, FL 33427

Agenda/ Minutes for Monday March 5, 2018

<p>Call to order, introduce Board members attending Toby Maners, President - present Glenn Calabrese, Vice President - present Debbie Covitz, Treasurer - present Julie Goodwin, Secretary - present Jill DePalo, Director - present MJ Groesbeck, Director - present Ed Keisch, Director - present Beth Rees, Director – present Owners Attending - 7</p>	<p>Toby Maners</p>
<p>Determination of Quorum Minimum of 22 Owners/Completed Proxies/Ballots required – 35 ballots received (quorum established).</p>	<p>Julie Goodwin</p>
<p>Proof of Notice of Meeting or Waiver of Notice - Notarized affidavit on file</p>	<p>Toby Maners</p>
<p>Approval of minutes for the last Owners' Meeting March 6, 2017 – Annual meeting Motion made by _Toby_, seconded by _Glenn_: Approve (and waive reading) Minutes from March 6, 2017 Annual Meeting. In Favor: All Against: None</p>	<p>Julie Goodwin</p>
<p>Treasurer's Report 2017-2018 Budget versus Actual Expenses 2018-2019 Approved Budget 2018-2019 dues are \$345, due April 1st, 2018 – 62 paid as of 3/5/18 Bank Balance as of 3/5/18: \$61,500</p>	<p>Debbie Covitz</p>
<p>Officers' / Committees' Reports (Purpose/ Accomplishments/ Future Plans)</p> <ul style="list-style-type: none"> • Communications Committee – Julie Goodwin - 25 new mailboxes installed • Lighting Committee – Glenn Calabrese - Board is investigating solutions to secure streetlight on/off controls. • Landscape Committee – Jill DePalo - Drivers are damaging lawns, sprinklers, parking on private property at all 4 entrances. Board is investigating solutions to prevent this. • Maintenance Committee – Toby Maners - Amberwoods property values \$20K below surrounding neighborhoods. Realtors' survey noted "tired, dated" homes, wood rot, damaged roofs, stained driveways/sidewalks, visible trash/recycle containers, fences/mailboxes needing repair or replace. Board will be sending letters to owners with problems. - No bank foreclosures, no bankruptcies at this time. - 21 rentals out of 215 properties. - HOA has key to gates at west end of L47 canal. If owner provides contractors' license, insurance info to LWDD, contractors can use canal bank to access properties that back on to the canal. Send email to amberwoods33433@gmail.com <p>Q&A</p>	

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<p>Election of Board for 2018-2019 – Vote for no more than 9 Candidates</p> <ul style="list-style-type: none"> - Call for nominations of additional Candidates – Deborah Posner and Hugo Infante - Each Candidate has 3 minutes to introduce her/himself - Appointment of Inspectors of Election - Homeowner vote via postcard Proxy/Ballot - Inspectors collect and count Proxy/Ballots <p>Results</p> <ul style="list-style-type: none"> • Toby Maners • Glenn Calabrese • Debbie Covitz • Julie Goodwin • Jill DePalo • MJ Groesbeck • Ed Keisch • Beth Rees • Deborah Posner • Hugo Infante (alternate Board Member) 	<p align="center">Glenn Calabrese</p>
<p>Other Topics/Other Business from Homeowners (3 min each)</p> <ul style="list-style-type: none"> • Homeowner mentioned that parts of viburnum hedge are not growing uniformly. Board will ask KMR landscape company to provide extra fertilization in areas where hedge is shorter. 	
<p>Motion to Adjourn Motion made by <u>_Toby_</u>, seconded by <u>_MJ_</u> to adjourn meeting at 7:35pm</p> <p>In Favor: All Against: None</p>	<p align="center">Toby Maners</p>