

What: Monthly Board Meeting
When: Wednesday, August 5, 2020 at 8pm
Where: Online Meeting (This meeting is not recorded) Zoom.

Board of Directors Meeting – Minutes

<p>1-Roll Call Board Members Present: President – Lee Hasson- Present Secretary – Julie Goodwin Director – Jill DePalo Director – Mike Lynch</p> <p>Board Members Absent: Vice President – Glenn Calabrese Treasurer – Debbie Covitz Director – Mark McCullough</p> <p>2- Quorum: YES Members Present: 4 3- Meeting called to order at: 8:08PM By: Lee Hasson, President.</p> <p>Also Present: Phoenix Management Property Manager – Abraham Levy Owners Attending: 3</p>	
<p>Motion made by <u>Lee Hasson</u>, seconded by <u>Mike Lynch</u>: Approve (and waive reading) Minutes from 07/01/2020 Board Meeting: In Favor: YES Against: 0 Motion: APPROVED</p>	Board
<p>Motion made by <u>Lee Hasson</u>, seconded by <u>Jill DePalo</u>: Approve (and waive reading) Minutes from 07/08/2020 Special Board Meeting: In Favor: YES Against: 0 Motion: APPROVED</p>	Board
<p>Motion made by <u>Lee Hasson</u>, seconded by <u>Jill De Palo</u>: Approve (and waive reading) Minutes from 07/08/2020 Organizational Board Meeting: In Favor: YES Against: 0 Motion: APPROVED</p>	Board
<p>Report from the Treasurer</p> <ul style="list-style-type: none"> 2020-2021 Dues as of 08/05/2020: 205 paid in full. 9 on payment plan with none delinquent. 1 property in lender foreclosure: 06/17/2020 Court ruled in favor of lender, property in PBC Clerk's auction 07/22/2020. https://mypalmbeachclerk.clerkauction.com/auction/2859?batch_parent_id=2582 HOA budget, bank account status as of 08/05/2020 - \$119,211.00 (includes reserves) Financial records have been transferred from Amberwoods to Phoenix Management. Debbie has cancelled the QuickBooks account and Phoenix will provide full Financial Statement for the month of July 2020 by the 20th of this month. Lee will be a signer as soon as records in Sunbiz are updated. Abe will bring the checks this week to Toby for signature. As soon as sunbiz.org is updated with new board members' names then Lee Hasson can go to bank and be authorized to sign future checks. Lee reported that the Association's attorney drafted a letter to be sent to the corporation who bought the foreclosed home. The purpose of the letter is to let the buyer know that purchasing a home under a corporation is a direct violation of the current by laws. 	Treasurer & Property Manager
<p>Report from Property Manager (Abe Levy)</p> <ul style="list-style-type: none"> Authorization and Consent for Notice by Email and inclusion of Email in Community Directory will be sent to all homeowners along with a copy of the current Rules and Regulations. Abe will email the packets to those email addresses provided to Phoenix by Amberwoods and then sent rest via regular USPS to those homeowners who had not provided their email address prior to this date. Abe picked up from Toby Maners on Tues. July 7 the HOA Documents (hardcopy), P.O. Box keys, and other HOA supplies that Toby had been storing. Julie Goodwin will store the meeting signs in her garage (and post them at the 4 entrances before meetings). Julie emailed to Abe instructions about how to access the signs from her garage (in case she is unable to post the signs before a meeting). Current documents sent to the Association storage facility. Toby will keep the key and Abe will contact her anytime access is needed to the storage facility. Status of Abe's review of Estoppel process with Toby. Abe suggested transition this task to Phoenix. He will check with the Estoppel Dept. at Phoenix and report. Status of Abe to update directors and officer names for Amberwoods HOA on sunbiz.org. Check has been issued for 	Property Manager

<p>payment and will be signed by Debbie this week and mailed.</p> <ul style="list-style-type: none"> Board of Directors will remain as administrator of the community website. Any document or updates will be sent to Julie for upload to the website 	
<p>For Board Discussion</p> <ul style="list-style-type: none"> Julie created alias email address: info@amberwoods33433.org using HOA's GoDaddy account to be used to send emails to all board members and HOA gmail account (amberwoods33433@gmail.com). Julie canceled HOA's Zoom Meeting subscription since Lee Hasson has a Zoom account that the HOA can use for free. Determine whether Board wants to implement Fining Resolution for continued homeowner violations of HOA rules and regulations. Board decided not to implement fining resolution at this time. Semi-annual member meeting 09/21/2020 @7pm - HOA canceled Sugar Sand meeting room but should decide if it wants to hold a Zoom Member Meeting instead. has applied for a meeting room at Sugar Sand Park for Monday 09/21/2020 7pm for a semi-annual member meeting. ? If so, need draft of mid-year letter including meeting notice and agenda. Sections of the Viburnum Hedge not growing properly - HOA received an email from the homeowners at 6588 Amberwoods Drive requesting attention to the viburnum hedges behind their property (which are not growing properly). Since there are several other areas of the viburnum hedge along Palmetto Circle North which are not growing properly, board should discuss possible actions Board decided to request KMR Landscape Maintenance to provide extra fertilization for the specific viburnum hedge plants which are shorter than the rest and revisit this issue in a few months. 	Board
<p>Other Topics/Other Business from Board Members</p>	Board
<p>Other Topics/Other Business from Owners One homeowner voiced her concern about enforcing fines in the community and also how must residents feel about the community having a Property Management Company.</p>	
<p><u>Committee Reports - FYI</u></p>	
<p><u>Communications Committee (Debbie Covitz, Julie Goodwin, Mike Lynch)</u></p>	
<ul style="list-style-type: none"> Review Amberwoods website usage statistics from Google Analytics from July. Matching Mailbox Program: Process has been transferred to Beautiful Mailbox Company. HOA website's homepage has been updated to provide mailbox order instructions including the Beautiful Mailbox Retail Dept's 800 phone number and name of contact who places Amberwoods Matching Mailbox orders. Homeowners will be permitted to pay directly to the Beautiful Mailbox Company for their mailbox via credit card or mail a check to the company address. 	
<p><u>Lighting Committee (Glenn Calabrese, Mike Lynch)</u></p>	
<ul style="list-style-type: none"> HOA streetlight repairs Who wants to take over getting repairs done? Process is documented on HOA Google Drive. Repairs reported to FPL 	
<p><u>Landscape Committee (Glenn Calabrese, Jill DePalo, Julie Goodwin)</u></p>	
<ul style="list-style-type: none"> New flowers planted at all entrances, but iguanas are eating flowers at Acacia entrance. Julie purchased organic Neem Oil and has agreed to spray the flowers at the Acacia entrance once per 7 days to see if it detours the iguanas and allows the flowers to grow. Will reevaluate the situation in 2-3 weeks to decide how to proceed if the flowers do not begin to bloom. Email was received from homeowner at 6588 Amberwoods Drive requesting attention to the viburnum hedges behind their property which are not growing properly. Since there are several other areas of the viburnum hedge along Palmetto Circle North which are not growing properly, board should discuss possible actions. (This issue also appears under Board Discussion section). 	
<p><u>Maintenance Committee (Debbie Covitz, Glenn Calabrese, Mike Lynch, Mark McCullough)</u></p>	
<ul style="list-style-type: none"> Abe to identify future violations by sending email (with photos) to Maintenance Committee members (Glenn Calabrese and Mike Lynch to assist Abe). Welcome letters – Approvals – 6176 Amberwoods 7/31/20 impact windows (Toby handled) 6506 Amberwoods 7/28/20 new roof (Toby handled) 6583 Hollandaire W 7/24/20 impact windows (Toby handled) 6658 Hollandaire W 7/19/20 impact sliding doors 6286 Amberwoods 7/13/20 exterior paint 21524 Kapok 7/7/20 exterior paint, new white PVC fence 6140 Amberwoods 7/3/20 new garage door Violations – 6493 Amberwoods 7/16/20 via email - remove roofing company sign from lawn (Toby handled) 6218 Amberwoods 7/8/20 via email - lawn/landscape, trash cans (Toby handled) 6590 Hollandaire W 7/8/20 via email - lawn/landscape, mailbox (Toby handled) 	

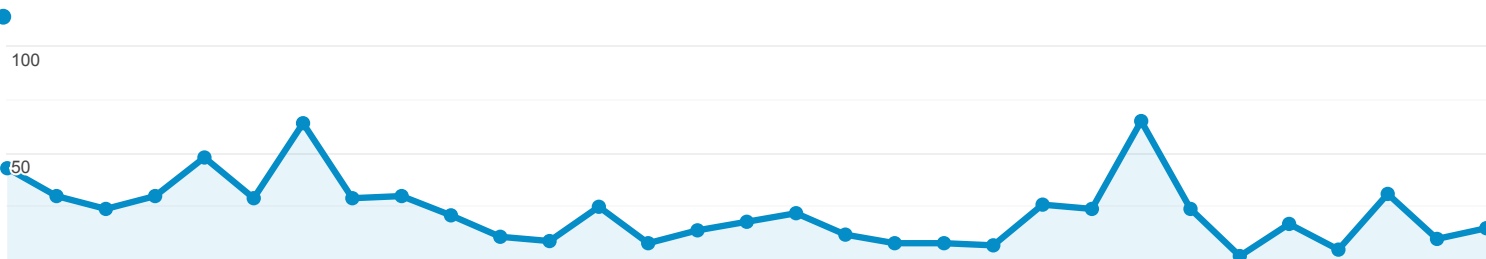
<p>21567 Toledo 7/8/20 via email - lawn, rotting timbers (Toby handled) 6363 Amberwoods 7/6/20 via email - fence, pool, lawn, etc. (Toby handled) 7/31/20 via email – MCS working on violations, but someone is removing pool cover (Toby handled) 6264 Amberwoods 6/30/20 letter, including printed copy of all Amberwoods documents: exterior changes without Board approval (enclosed front area, added roofing on east side, green pool), owner owes Board plans to correct</p>	
<p>Next Board meeting is 8pm to be held online on Wed 09/02/2020 at 8pm. Motion to adjourn made by ___Lee Hasson___ seconded by ___Julie Goodwin___ at _9:12__pm. In Favor: YES Against: 0</p>	
<p>Note: Julie will update the meeting time on the yard signs for next month.</p>	

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	709 % of Total: 100.00% (709)	578 % of Total: 100.00% (578)	00:02:01 Avg for View: 00:02:01 (0.00%)	51.31% Avg for View: 51.31% (0.00%)	43.16% Avg for View: 43.16% (0.00%)
1. /	265 (37.38%)	207 (35.81%)	00:01:47	43.01%	40.38%
2. /contact-us/	53 (7.48%)	41 (7.09%)	00:03:16	60.00%	45.28%
3. /meeting-minutes/	52 (7.33%)	48 (8.30%)	00:03:08	58.33%	65.38%
4. /restrictions-and-by-laws/	48 (6.77%)	40 (6.92%)	00:03:03	80.00%	64.58%
5. /news/	36 (5.08%)	28 (4.84%)	00:01:07	0.00%	27.78%
6. /information/	35 (4.94%)	26 (4.50%)	00:00:55	71.43%	34.29%
7. /estoppel-requests/	32 (4.51%)	25 (4.33%)	00:05:15	55.56%	43.75%
8. /forms-used-by-board/	29 (4.09%)	17 (2.94%)	00:02:12	66.67%	20.69%
9. /arch-review-board-forms/	24 (3.39%)	24 (4.15%)	00:01:12	50.00%	66.67%
10. /pay-annual-dues/	20 (2.82%)	17 (2.94%)	00:01:30	77.78%	60.00%
11. /trash-pickup/	16 (2.26%)	16 (2.77%)	00:00:34	100.00%	56.25%
12. /coronavirus-information/	15 (2.12%)	13 (2.25%)	00:02:18	50.00%	33.33%
13. /calendar/	12 (1.69%)	11 (1.90%)	00:00:16	0.00%	33.33%
14. /verde-k-8-news-school-bus-stops/	12 (1.69%)	12 (2.08%)	00:00:30	100.00%	83.33%
15. /committees/	11 (1.55%)	11 (1.90%)	00:01:33	100.00%	36.36%
16. /nextdoor/	9 (1.27%)	9 (1.56%)	00:01:01	100.00%	55.56%
17. /wildlife-in-amberwoods/	9 (1.27%)	8 (1.38%)	00:00:43	0.00%	11.11%
18. /neighborhood-watch/	6 (0.85%)	6 (1.04%)	00:00:10	0.00%	16.67%