

Tivoli Woods Village B Homeowners Association, Inc.
Board of Directors Meeting
June 9, 2009
Minutes

Location:

Center Pointe Church

Call Meeting To Order:

The meeting was called to order by Aida Gonzalez-Marquez, President at 6:45 pm.

Quorum:

A quorum was established. In attendance were; Aida Gonzalez-Marquez, President; Dorothy Torres, Vice-President; Denisse Soler, Secretary and Tom Brierly – Member at Large. Charlotte Stein was representing Sentry Management, Inc. Also in attendance were the following homeowners: Dan Burns, Kenya Richardson, Joleno Spero, Mary Ellen Jackson, Faza L. Ibrahim, Sheila Cox-Harrell and Lester Wiggins. Todd Plunkett from All American Surveillance was also in attendance.

Absent: Dan Sweeney, Treasurer was absent.

Proof of Notice:

Notice was posted on the property on more than 48 hours prior to the meeting by Charlotte Stein.

Minutes – April 14, 2009

Aida made a motion to approve the minutes from April 14, 2009 with one correction. Charlotte is to add “sending 3rd notices to Taylor & Carls. Tom seconded the motion, which passed unanimously.

Treasurer/Manager Report

Charlotte gave the Treasurer’s report. The accounts receivables are over \$82,159 in arrears, which leaves a surplus of \$19,889.

Charlotte gave the managers report. There are 37 homes in bank foreclosure.

ARC Report

Aida Gonzalez-Marquez gave the ARC report. There were three requests that were approved and one was denied until the homeowner furnished more information.

- Approved – 4913 Cyrilla Ln. Move Air Conditioning unit from rear of house to side of house (Approx. 6 ft.). Homeowner must obtain any necessary building permits and be current on HOA dues.
- Approved – 4913 Cyrilla Ln.. Pool with hot tub and screened enclosure. Homeowner must be current with HOA dues and MUST obtain building permit.

ARC Report (continued)

- Approved – 10025 Waltheria Ln. Install temporary “gazebo” in back yard. Approved with the condition that gazebo must be removed during high winds or hurricane situation. Homeowner must be current with HOA dues and MUST obtain building permit.
- Not approved – Request to use den as an office for business. ARC needs more information. They want to know if customers will be coming and going and if commercial vehicles will be parked in or at residence.

Business:

Pending Items:

- Progress Energy Rebate: Tabled since Dan is absent.
- Finalized ARC Rules: Tabled until next month.
- Move or add a water fountain: Tabled.
- Raise Fence around the pool: Tabled.
- Security Cameras: Todd Plunkett from All American Surveillance gave a proposal to add another camera. The cost would be a one time amount of \$639 to install the camera and would be \$40 for offsite storage. This was tabled.
- Voting for termination of the Service (Master) Assoc. They are going to have a meeting on either 6/24, 6/25 or 6/26.
- Review expiration dates on contracts: Charlotte brought most of the contracts. Still need Aquatic Systems Inc (Pond vendor) and the Website contract.

New Business

- Situation at the pool: Discussion regarding incident at pool. Court case is pending.
- Mayor’s Matching Grant: Aida made a motion to appoint Mary Ellen Jackson to head the committee for the matching grant. She is to get six committee members. Dorothy seconded the motion and it passed unanimously.
- Progress Energy, additional poles: Five poles will cost \$3,000. Tabled.
- Brighthouse: Charlotte is going to get a price from AT& T for their DSL.
- Dead Palm Tree at entrance: The cost will be under \$200.
- Contract Renewal: Tabled
- Basketball Court removal: The Board decided against removing the Basketball Court.

Tivoli Woods Village B
June 9, 2009
Minutes
Page 3

- Trespassing & pool hours signs: Aida made a motion to get the trespassing and pool hours signs. Dorothy seconded the motion which passed unanimously.
- ARC
Yvette Ramos resigned from the ARC committee. Kenya Richardson agreed to replace Yvette. Aida made a motion to put Kenya on the committee. Tom seconded the motion which passed unanimously.
- Aida made a motion to work on a July Pool party for the community. Dorothy seconded the motion and it passed unanimously.

Adjournment

- ❖ Aida made a motion to adjourn the meeting at 8:15 p.m. Dorothy seconded it; all voted in favor;

The next meeting will be held on August 11, 2009 at Center Pointe Church.