

Tivoli Woods Village B Homeowners Association, Inc.
Board of Directors Meeting
July 14, 2009
Minutes

Location:

Center Pointe Church

Call Meeting To Order:

The meeting was called to order by Aida Gonzalez-Marquez, President at 6:42 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: Henry Garcia, Kenya Richardson, Joleno & Gary Spero, Mary Ellen Jackson, Richard Ramadeen and Lester Wiggins.

Absent: Dan Sweeney, Treasurer was absent.

Proof of Notice:

Notice was posted on the property on Sunday, July 12, 2009 by Charlotte Stein.

Minutes – June 9, 2009

Aida made a motion to approve the minutes from June 9, 2009 with one correction. Under ARC Report, correct the last name to Gonzalez-Marquez. Tom seconded the motion, which passed unanimously.

Treasurer/Manager Report

Charlotte gave the Treasurer's report. The accounts receivables are over \$75,122 in arrears, which leaves a surplus of \$29,098.

Charlotte gave the managers report. There are 41 homes in bank foreclosure. Aida made a motion to put five (5) Liens on properties at the end of the month if the homeowners' have not paid (Acct. #'s B0048, B0028, B0137, B0057 and B0100). Tom seconded the motion and it passed unanimously. Aida made a motion to send nine (9) accounts to the attorney now. These accounts #'s are B0202, B0087, B0088, B0017, B0249, B0140, B0177, B0050, and B0059. Dorothy seconded the motion which also passed unanimously.

ARC Report

Aida Gonzalez-Marquez gave the ARC report. There were two requests and both were approved.

ARC Report (continued)

- Approved – 4865 Walnut Ridge. Extend screen patio. Homeowner must obtain any necessary building permits and be current on HOA dues.
- Approved – 4301 Hickory Stone Cir. Change to Solar Water heater. Homeowner must be current with HOA dues and must obtain building permit.

Old Business:

Pending Items:

- Progress Energy Rebate: Tabled since Dan is absent.
- Finalized ARC Rules: Charlotte to check with Attorney about amending documents to “Need approval for tenants”.
- Raise Fence around the pool: The Board decided to look into planting shrubs like Viburnum around the fence so that kids will not be able to jump the fence.
- Security Cameras: This was tabled.
- Review expiration dates on contracts: Charlotte brought packets for everyone with copies of the contracts.
- Brighthouse or AT&T: Aida made a motion to use AT&T DSL for the security videos since they use fiber optic lines and should be better quality. Dorothy seconded the motion. All in favor.
- Mayor’s Matching Grant: Mary Ellen Jackson, chair of the committee for the matching grant, has three committee members. She needs three more members. The Board wants to do Dogwood Ridge Run common area first.
- Progress Energy, additional poles: Five poles will cost \$3,000. Tabled.
- Situation at the pool: Aida was able to get someone to open the copy of the DVD that Dan made from the security cameras. The homeowner that is being charged with criminal charges has requested any information on previous problems that the Association has had on these tenants.

New Business

- Electrician to correct the light switches at the cabana: Jolene Spero is going to give Aida the name of an electrician that she has used. Aida made a motion to allow up to a \$500 limit for the repair work. Tom seconded the motion. All in favor.
- Bids for Pool Cleaning Contractor: Aida made a motion to hire Infinity (Cleaning Service) for the pool cabana area with modifications to the contract issued by Infinity. Tom seconded the motion, which passed unanimously.
 - May – September: 3 days a week
 - October – April: 2 days a week
 - Payments to be monthly instead of weekly

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- More bids for the security cameras at the pool: Tabled until the Board sees how the DSL will work.
- Pool Rules Revision: Aida made a motion to change the age limit for children unaccompanied by an adult from 14 to 16 years old.

Adjournment

- ❖ Aida made a motion to adjourn the meeting at 8:35 p.m. Dorothy seconded it; all voted in favor;

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