

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
December 8, 2009
Minutes

Tivoli Woods Village B Homeowners Association held a duly noticed Board meeting on the above date at the Community Pool Cabana.

Call Meeting To Order:

The meeting was called to order by Aida Gonzalez-Marquez, President at 6:30 pm.

Quorum:

A quorum was established. In attendance were; Aida Gonzalez-Marquez, President; Dorothy Torres, Vice-President; Denisse Soler, Secretary; Dan Sweeney, Treasurer and Tom Brierly – Member at Large. No one was representing Sentry Management, Inc. as this meeting was called at the last minute.

Absent: No one was absent.

Proof of Notice:

Notice was posted on the property on Sunday, December 6, 2009 by Aida Gonzalez.

Minutes – October 13, 2009 and November 3, 2009

Aida made a motion to approve the minutes from October 13, 2009 and November 3, 2009 as presented. Dan seconded the motion, which passed unanimously.

Treasurer/Manager Report

Dan discussed the Treasurer's report.

There are several accounts that Aida is going to discuss with Charlotte since they don't show any ITL's or Liens.

ARC Report

Was called to order at 6:00 PM, Quorum was established, all members in attendance. One ARC request was submitted and approved for a fence.

Corporate Resolution

Aida Gonzalez made a motion to have Dorothy Torres, Vice President and Charlotte Stein, Community Association Manager attend the mediation on December 15, 2009 @ 8:30 a.m. at the Orange County Courthouse regarding the assessments for account #0B0278. Dan seconded the motion and it passed unanimously.

Fining Committee

Aida Gonzalez made a motion to appoint Brooke Gnani to serve under the ARC Committee and Fining Committee. Motion seconded by Denisse Soler, which passed unanimously.

The Fining Committee has been established, notification of such will be sent to all Homeowners via US Mail. Charlotte Stein, Property Manager will mail a letter to homeowners advising them of the Fining Committee and procedures regarding the hearing and impose fine amounts and daily accrual until such violation is corrected and fully paid, if a fine is imposed.

Adjournment

With no further business to discuss, Denise made a motion to adjourn the meeting at 7:30 PM. Aida seconded the motion which passed unanimously.