

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
July 13, 2010
Minutes

Tivoli Woods Village B Homeowners Association held a duly noticed Board meeting on the above date at the Center Pointe Community Church. Notice was posted 48 hours in advance of the meeting per Florida Statutes.

Quorum:

A quorum was established. In attendance were; Aida Gonzalez-Marquez, President; Dorothy Torres, Vice-President, Dan Sweeney, Treasurer and Tom Brierly, Director. Kelly Thomson represented Sentry Management, Inc. Denisse Soler, Secretary, was not present at the meeting.

Call Meeting To Order:

The meeting was called to order by Aida Gonzalez-Marquez, President at 6:35 pm.

Minutes – May 11 and June 8, 2010

The May 11 and June 8, 2010 meeting minutes were reviewed. There were a few corrections that need to be made. The Board recommended that the following edits be made: On the May 11 minutes, **Treasurer Dan Sweeney was present at the meeting; not absent.** On the June 8 minutes, the Board added the following item: [**Motion was made by Aida to appoint Jessie Dukes to the Fining Committee. Denisse seconded the motion, which was passed unanimously.** **Motion** was made by Aida to approve the minutes with the above mentioned corrections. Dan **Seconded** the motion. All in favor, motion was carried.

Treasurer/Manager Report

Dan gave the Treasurer's Report. The Board had some question regarding items on the June Financial:

- Where was the approximate \$12,000.00 Progress Energy refund posted to?
- There is a charge of \$493.00 for the pool permit. The Board did not receive the invoice or receipt for this.
- The Police officers need to continue to be paid on time. In the past they have not been and the Board wants them to be paid in a timely manner.
- There were some charges on the Sentry card that the Board wanted clarification on, such as "fax charges", "June working folders", "BOD labels", "Transfer fee", "Minute books", etc..

Management will look into these items and report back to the Board.

Kelly gave the Manager's report. The Board asked Management to contact Drake Termite/Pest Control to take care of the serious red ant problem in the pool area.

Old Business:

1. Garbage Disposals- The Board wanted to make sure that Manager ordered 4 more garbage disposals as previously discussed.
2. Cameras in Pool Area- The Board would like to possibly install two more cameras in the pool area for added protection. Dan will contact vendors who previously submitted bids and ask them to provide new quotes for the additional two cameras.
3. Dogwood Common Area- The improvements in this area are complete and the Board is completely satisfied with the results.

New Business

1. **Fines Report/Next Meeting**- The Fining Committee gave a brief update of the current violations in the community. The next meeting will be on Tuesday, July 27, 2010 at 7:00pm.
2. **ARC Reports**- No ARC applications were submitted in the month of June.
3. **Playground/Pool Fencing**- Aida went over the playground/pool fencing bids that were received. The Board would like to increase the fence height around the pool area from 4ft. to 6 ft. and to take the existing pool fencing and move it to the playground. Per the Association's insurance requirements, the playground must be enclosed. A bid was received from Prestige Fence, with all of the specifications for a cost of \$12,600.00. This bid also includes a new gate for the playground fencing. The Board asked the opinion of the homeowners that were present at the meeting and they agreed that this bid was the lowest for the specifications they wanted. A **Motion** was made by Tom to accept the bid from Prestige Fence for \$12,600.00. Dorothy **Seconded** the motion. All in favor, motion carried. Aida stated that she wanted to talk to the vendor again to see if he would lower his price.
4. **Pond Signs**- The Board received a complaint from a homeowner regarding the restriction on fishing in the ponds. The signage clearly states that there is to be no fishing, swimming or boating in the ponds. The homeowner was encouraged to attend the meeting, but was not present. The Board discussed this item and stated that the Association's insurance prohibited this type of activity. Nothing further was done.
5. **New Collection Policies (Florida Statute Revisions)**- Aida went over the new revisions to Florida Statutes and would like to be able to start collecting the rents from the tenants of delinquent homeowners. A **Motion** was made by Aida to start sending these types of files to the attorney in order to try to collect some of these past due assessments. Motion was **Seconded** by Dan and was passed unanimously.
6. **Homeowner Driveway Issue**- A **Motion** was made by Aida to send the homeowner who has painted his driveway blue to the attorney clarification of returning the driveway to its original concrete. The motion was **Seconded** by Dan and was passed unanimously.
- 7.

Adjournment

With no further business to discuss, Aida made a Motion to adjourn the meeting at 8:00pm. Dan **Seconded** the motion which passed unanimously.

The next meeting will be held Tuesday, August 10, 2010 at 6:15pm at Center Pointe Community Church.

Respectfully submitted,
Kelly Thomson, LCAM
Community Association Manager