

**TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS AND BUDGET MEETING**

November 9, 2010

Minutes

Tivoli Woods Village B Homeowners Association held a duly noticed Board meeting on the above date at the Pool Cabana. 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 was not present at the meeting

Call Meeting To Order:

The meeting was called to order by Aida Gonzalez-Marquez, President at 6:40 pm

Minutes – October 12, 2010

The October 12, 2010 meeting minutes were reviewed. Motion was made by Ada to approve the minutes with the following corrections: The item “**A motion was made by Aida to place ITL’s on all accounts \$100 and higher**”, **should be changed to “accounts \$400.00 and higher”**. Motion was seconded by Dan. All in favor; motion was carried.

Treasurer/Manager Report

The Treasurer’s and Manager’s Reports was reviewed. Management presented the Board with an engagement letter from Gillmore CPA for the year end audit. The cost for the audit would be \$465.00. There was some discussion about some of the wording in the engagement. The Board asked Management to contact the CPA for clarification about additional fees that may be incurred. A motion was made by Dorothy to accept the engagement letter from Gillmore pending further clarification. Motion was seconded by Dan. All in favor, motion carried.

Old Business:

There was no old Business to discuss.

New Business

1. **Fines Report/Next Meeting-** The Fining Committee was not present at this meeting.
2. **ARC Reports-** 2 ARC applications were received: A request for fencing was approved. Another application for vinyl fencing was denied because the homeowner wanted to install two different types of fencing. Aida stated that she would reach out to the homeowner and see if he would consider installing the same kind of fence on all sides. Management will send out the approval/denial letters. The Board would like to revisit some of the fencing rules/regulations.

3. **Discussion and Approval of 2011 Budget-** The Board went into some lengthy discussion about the budget. There were many line items that Aida wanted to correct and asked Management to make these corrections on the budget before sending it out to the homeowners. A motion was made by Aida to approve the Budget with the corrections that Aida made. Motion was seconded by Dan. All in favor, motion was carried.
4. **Past Due Accounts-** The Board went over some of the accounts that are seriously in arrears, as well as the collections status update from the attorney. Aida asked management to follow up on some of the accounts.

Adjournment

With no further business to discuss, Aida made a Motion to adjourn the meeting at 8:10pm. Dan seconded the motion. All in favor; meeting was adjourned.

Respectfully submitted,
Kelly Thomson, LCAM
Community Association Manager