

**TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**FEBRUARY 8, 2011**  
**Minutes**

Tivoli Woods Village B Homeowners Association held a duly noticed Board meeting on the above date at Centerpointe Community Church, 9580 Curry Ford Rd, Orlando, FL 32829. Notice was posted 48 hours in advance of the meeting per Florida Statutes.

**Quorum:**

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

**Call Meeting To Order:**

The meeting was called to order by Dorothy Torres, Vice President at 6:26 pm

**Minutes – January 11, 2011**

The January 11, 2011 meeting minutes were reviewed. Motion was made by Dan to approve minutes as presented. Motion was seconded by Tom. All in favor; motion was carried.

**Treasurer's/Manager's Report**

The January Financials were reviewed.  
Kelly presented the managers report.

**Old Business:**

**There was no old Business to discuss.**

**New Business**

1. **Landscaping-Front Playground-** A bid was presented to add some landscape edging to the playground landscaping in order to widen the walkway. Will be tabled until next meeting.
2. **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.
3. **Additional Items for Review-** The board spoke about possibly having a community pond cleaning in the next few months. This will be discussed at the March meeting.
4. **Street Cleaning-** Dan is to call the City of Orlando to see about having the streets cleaned.

**Adjournment**

With no further business to discuss, Dan made a Motion to adjourn the meeting at 7:06pm. Dorothy seconded the motion. All in favor; meeting was adjourned.

Homeowner at Lot #23 wished to address the Board in private regarding his past due assessments. He asked the Board for a payment arrangement to be made up that would allow him to pay an additional \$160.00 a month for a period of 10 months, while still keeping his quarterly assessments current, in order to keep his account from going any further into collections. After much discussion, a motion was made by Dorothy to accept the homeowner's arrangement. Motion was seconded by Dan. All in favor, motion carried. Management will draw up the payment arrangement letter for the homeowner to sign and will then forward to the Collections department so they can monitor the arrangement.

Respectfully submitted,  
Kelly Thomson, LCAM  
Community Association Manager