

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
March 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: Aida Gonzalez-Marquez, President, Dorothy Torres, Vice-President, Dan Sweeney, Treasurer, and Tom Brierly, Director. Mary Múnera 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 6:36 pm.

Minutes – February 8, 2011

The February 8, 2011 meeting minutes were reviewed and edited. Motion was made by Aida to approve minutes as edited. Motion was seconded by Tom. All in favor; motion was carried.

Treasurer's Report

The preliminary February Financials were reviewed. Comments made by Treasurer Dan were that income is \$2,000 over projected year to date and expenses are \$8700 under year to date. Dan also requests that the Lot #s be included in the invoice description of the legal expense payments so that the Board can easily identify the costs for each case. Dan stated that the status report from Taylor and Carls is vague and outdated or has incorrect information and the other Board members agreed. Manager Múnera explained that the firm will only monitor mortgage foreclosures and that the Board must give them direction to pursue collections further. Management will contact Taylor and Carls PA to inform them of the Board's dissatisfaction with the lack of monthly status updates on each file. Aida would like to interview other firms at the next meeting and will get in contact with them.

Manager's Report

Mary Múnera presented the managers report (read aloud).

Old Business:

There was no old Business to discuss.

New Business

1. **Fines Report / Next Meeting** – No further action is being taken at this meeting to fine homeowners. Management is directed to follow up on the fining notices for applicable violations (not lawns) and provide an update to the Fining Committee and Board.

2. **ARC Reports** - The ARC turned in a signed approved application for repainting the home of 4842 Walnut Ridge Dr.

Discussion Q&A- three (3) minute time limit

- Aida brought brochures for a bonded rubber play surface and canopies to shade the area and distributed them to the Board. She also mentioned that a water fountain should be installed in the area.
- The Board would like Management to follow up on bids for a new janitorial service (they need to clean out all waste bins onsite).
- The Board stated that some plants, which were killed by the freeze, need to be replaced at the entrance. Decorative grasses were suggested to be installed by the knockout roses. The landscaping by the school bus pick up needs to be replaced. The Board is considering installing bricks in front of hedges and flower beds to protect them from heavy foot traffic. Aida noted that one robellini keeps getting hit by passing vehicles.
- Aida spoke with a vendor regarding lighting at the pool. The vendor suggested adding lights to the camera pole, fanning them out in each direction for better light disbursement. The project is estimated (roughly) to cost \$1300.00.
- The pool party is coming up. Dan will look into catering.
- The Board would like to select a date for "Community Clean Up Day". Management advised the the HOA not sanction this event as it could be a liability with homeowners cleaning up common area, especially down by the ponds.
- Aida would like to look into the cost of purchasing a Pitney Bowes machine for the HOA for them to do their own newsletter mail outs. Sentry will continue to create and mail meeting announcements. Dorothy stated that the Board would have to do a comparison of costs between Sentry/Pitney Bowes/UPS store to determine where the cost savings is.
- Denisse Soler is to add notification in the Newsletter regarding the HOA starting up their violation inspections and fining procedures, commencing April 1st, 2011
- Aida updated the Board that the off duty police officer spoke to Lot #186 regarding their noisy parties. The officer informed Aida that the concerned residents should call law enforcement if the noise levels are unreasonable after 10pm.

Adjournment

With no further business to discuss, Dan made a Motion to adjourn the meeting at 7:26pm. Aida seconded the motion. All in favor; meeting was adjourned.

Respectfully submitted,
Mary K. Múnera
Licensed Community Association Manager
Sentry Management Inc.