

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
April 12, 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, and Dan Sweeney, Treasurer. Tom Brierly, Director came in at 7:00pm. 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 6:31 pm.

Minutes – March 8, 2011

The March 8, 2011 meeting minutes were reviewed. Motion was made by Aida to approve minutes as presented. Motion was seconded by Dan. All in favor; motion was carried.

Treasurer's Report

The preliminary March Financials were reviewed. The Board asked Management to begin including the number of foreclosures, the number of ITL's and Liens filed, and the total amount in arrears. Management will begin doing this on every financial summary.

Manager's Report

Kelly Thomson presented the managers report (read aloud). The Board asked management

Presentation by Karen Wonstetler- Attorney

Aida asked attorney Karen Wonstetler to attend the meeting and provide the Board with some information about her firm. The Board is looking to switch attorneys; to someone who is more aggressive and can begin recouping some of the money that is delinquent. Attorney Wonstetler explained how her procedures and provided a basic breakdown of her charges (no charge for phone calls, no back billing). Her office handles all aspects of Association law, from collections, document amendments, CCR violations, and rent demands from tenants. The Board asked Attorney Wonstetler many questions, which she answered.

Old Business:

1. Fishing in Ponds- The homeowner who wished to allow fishing in the ponds within the community attended the meeting to offer his opinion. Attorney Wonstetler was still present at the meeting and was on hand to answer many important questions regarding this issue. Previously, the Board had asked Management to obtain a legal opinion on fishing in the ponds. The legal

opinion stated that the Association could not enforce the “no fishing” rule, as some of the tracts are not owned by the Association, but in fact, by the Service Association. The Board asked management to contact the insurance company to inquire if the “no fishing” could be excluded from the renewal policy for the same premium.

New Business

1. **Fines Report / Next Meeting** – Inspections were done. All lawn violations older than 6 months were closed so that the summer can be started with a clean slate. Homeowners will start being sent violation letters for lawns during the summer months. The Board asked Management to begin inserting the section and page number of the documents for each violation into the letter.
2. **ARC Reports** – The ARC was given 6 applications to review. There was not a quorum of the ARC committee, so Kenya will scan and email applications to the committee for review and decisioning.
3. **New Attorney**- A motion was made Aida to accept Karen Wonstetler as the new attorney for Tivoli Woods Village B. Motion was seconded by Tom. All in favor, motion was carried. The Board requested that management take control of the transition to ensure all files will be transferred over.
4. **Water Fountain by Bike Rack**- A motion was made by Dorothy to install a water fountain by the bike rack. Motion was seconded by Dan. All in favor, motion was carried. Management will order water fountain, to be sent to the Board Presidents house. The fountain will need to be installed by a professional.

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

1. Board asked management to contact Drake Pest Control to retreat for ants at the tot lot by the pool.
2. The Board asked management to process invoice for Entertainment Solutions for the Pool Party on July 9th, 2011.
3. The Board asked management to look at possible including information in all new welcome packages sent to new owners regarding the trash pickup. Many homeowners were not aware that they were responsible to pay for their own garbage pickup. OUC recently posted notes on homeowner’s door stating that if they did not pay their past due trash collection fees, their trash would not be picked up. Aida also stated that she would reach out to Denisse to add this to the newsletter.

Adjournment

With no further business to discuss, Aida made a Motion to adjourn the meeting at 8:06pm. Dan seconded the motion. All in favor; meeting was adjourned.

Respectfully submitted,
Kelly M. Thomson
Licensed Community Association Manager

Sentry Management Inc.