

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
August 9, 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, President; Dorothy Torres, Vice President, Denisse Soler, Secretary, and Tom Brierly, Director. Kelly Thomson represented Sentry Management, Inc.

Treasurer Dan Sweeney was not present at the meeting.

**Call Meeting To Order:**

The meeting was called to order by Aida Gonzalez at 7:00pm.

**Minutes – May 10, 2011**

The May 10, 2011 meeting minutes were reviewed. Motion was made by Tom to approve minutes as presented. Motion was seconded by Dorothy. All in favor; motion was carried.

**Treasurer's Report**

The preliminary July Financials were reviewed. The Board had a question regarding COA 8150. Management believes the invoice may have been miscoded to the incorrect COA. Manager will check and make the correction.

**Manager's Report**

Kelly Thomson presented the managers report (read aloud). The Board asked management to check the fee for the Trash Pickup at the Pool cabana. The Board also asked Management to contact the new janitor in order to obtain a contract for signature by the Board President.

**Old Business:**

1. **Fountain Installation-** Aida informed the Board that the water fountain had been installed successfully.

**New Business**

1. **2012 Budget-** The Board discussed some additions/changes for the upcoming budget. Aida asked for the pool reserve to be increased for next year from \$125.00 to \$325.00/month. The Board also asked Management to obtain estimates for resurfacing the pool and deck. The Board feels that this is something that may need to be done during the next year and wants to make sure that there is ample money in the budget to do so.
2. **Fines Committee-** Management presented copy of property notebook for review.

- A. The Board asked that Management not send any more violation letters for homeowners with permanent basketball hoops.
  - B. The Board asked that Management include photos in all violations that are sent to the homeowner at 9786 Oak Crest.
  - C. Aida requested that all of the violations regarding pressure washing the exterior of the home be changed to “please CLEAN the exterior of your home”.
3. **ARC Reports-** There were five ARC applications to decision. They were all approved. Management will put together an Excel Spreadsheet for all ARC approvals/denials. Jessie Dukes will fill in as ARC Chairperson until Kenya is able to resume her position.
4. **Toy Drive/Movie Night-** The Board would like to have the Toy Drive/Movie Night the first weekend of November. Aida will provide more information in upcoming months.
5. **SMILES Program-** Aida asked that the Board think of homeowners for the SMILE program and get back to her as soon as possible.
6. **Additional Camera In Pool-** Aida informed the Board that 2 additional lights will be added to the pool area as well as a new camera.

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

**N/A**

**Adjournment**

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

Respectfully submitted,  
Kelly M. Thomson  
Licensed Community Association Manager  
Sentry Management Inc.