

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 10, 2012
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; Dan Sweeney, Treasurer, Denisse Soler, Secretary, and Tom Brierly, Director. Kelly Thomson represented Sentry Management, Inc.

Vice President Dorothy Torres was not in attendance at the meeting.

Call Meeting To Order:

The meeting was called to order by Aida Gonzalez at 6:45pm.

Minutes – November 8, 2011

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

Treasurer's Report

The preliminary December Financials were reviewed. Dan presented the Treasurer's Report. There were no questions or concerns.

Manager's Report

Kelly Thomson presented the Manager's report (read aloud). Aida asked Management to make sure that all of the common areas were included on the insurance renewal, even the new tracts of land that were acquired from the Tivoli Woods Service Association. Management will follow up.

Old Business:

1. **Red Rock Financial Services** – A representative from Red Rock Financial Services was present at the meeting per Aida's request. He spoke briefly about his company, explaining that it deals solely with Association collections and offers the Board of Directors full access to their system 24/7. The Board asked several questions and Aida asked that the representative send a copy of the agreement to her and the other Board members for review. She also asked that he attend the next meeting for a full presentation to the board and any homeowners present.
2. **ARC Applications**- There were two ARC applications submitted to the Committee for review prior to the meeting. An application for the installation of a playground was approved, and an application for the installation of a fence was denied.

3. **Delinquent Account Status-** Aida went over the Accounts Receivable as well as the Attorney Status report and gave her suggestions and input. She stated that she had met with the attorney and had gone over many of the accounts with her.
4. **2012 Lighting Project-** Aida spoke to the Board about the new lighting that will be installed at the entrance island as well as other locations throughout the community. She explained that the new lighting will be 30% more efficient than what is installed currently and that if the Board ever decided to upgrade to LED lights, it would be a very simple task.
5. **Benches in Front of Community for Bus Riders-** Dan recommended the possibility of installing a bench at the school bus stop so that the children would refrain from sitting on the wall or damaging the landscaping around the front entrance. Dan discussed the benefits of doing this and the Board was in agreement. There were some concerns about the location of the irrigation lines and whether they would interfere with the placement of the bench. Aida will contact the landscaper to find out what would be best way to install the bench without interruption to the irrigation.
6. **Possible Assessment Payment Reward Program-** Dan suggested to the Board the possibility of offering a reward program for those owners who pay their assessments on time every quarter. He recommended a gift card or some other sort of monetary reward and possibly holding a drawing every quarter for those homeowners who pay on time. Some board members were concerned about the legality of this. Aida will contact the attorney and will discuss at the next meeting.

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

Adjournment

With no further business to discuss, Dan made a Motion to adjourn the meeting at 8:05pm. Denisse seconded the motion. All in favor; meeting was adjourned.

The next meeting will be held on Tuesday, February 13, 2011 at 6:15pm.

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