

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 14, 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; Dorothy Torres, Vice President; and Tom Brierly, Director. Kelly Thomson represented Sentry Management, Inc. Treasurer Dan Sweeney and Director Denisse Soler were not in attendance at the meeting.

Call Meeting To Order:

The meeting was called to order by Aida Gonzalez at 6:42pm.

Minutes – January 10, 2012

The January 10, 2011 meeting minutes were reviewed. Motion was made by Aida to approve minutes with corrections. Motion was seconded by Tom. All in favor; motion was carried.

Treasurer's Report

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

Manager's Report

Kelly Thomson presented the Manager's report (read aloud). There were no questions or concerns from the Board.

Old Business:

1. **Red Rock Financial Services** – Brian Peck from Red Rock Financial attended a second meeting to speak about his company and how they help Associations with their delinquencies. He spoke about many of the benefits of his company and Aida asked Brian to email a copy of the contract to the Board for review. Management reminded the Board that per the contract with Sentry, all Intent to Liens and Liens are done by the management company.
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 screened in porch 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.

New Business:

- 1. Pool Locking Device Presentation/Pool Camera by Protection One-** A representative from Protection One attended the meeting per Aida's request to present their proposal for a locking device/card reader at the pool cabana. The representative also presented their proposal for additional cameras and a new DVR system to be installed. The Board asked several questions regarding the proposal, such as the benefits of leasing the equipment versus purchasing it outright, whether additional cameras could be added at a later date to cover the tennis courts/playground. Since Dan was not in attendance at the meeting, Aida recommended discussing this item at the next Board meeting so that Dan could take a look at the proposal and ask any questions that he might have. The Board thanked the representative from Protection One for his time.

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

Adjournment

With no further business to discuss, Aida made a Motion to adjourn the meeting at 8:13pm. Dorothy seconded the motion. All in favor; meeting was adjourned.

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

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