

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
May 8, 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; Treasurer Dan Sweeney and Director Tom Brierly. Denisse Soler was not present at this meeting. Kelly Thomson represented Sentry Management, Inc.

**Call Meeting To Order:**

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

**Minutes – April 10, 2012**

The April 10, 2012 meeting minutes were reviewed. Motion was made by Aida to approve minutes with corrections. Motion was seconded by Dan. All in favor; motion was carried.

**Treasurer's Report**

The preliminary April Financials were reviewed. Dan presented the Treasurer's Report.

**Manager's Report**

Kelly Thomson presented the Manager's report (read aloud). The Board asked that Management research why some of the delinquent accounts were not being collected on and were only at the attorney for monitoring. What are they being monitored for?

**Old Business:**

1. **Tennis Court Resurfacing-** The Board discussed the various proposals that had been received for the resurfacing of the tennis court. The Board noticed that there was a "dumpster" provision in the estimate from Advantage Courts. The Board instructed management to enquire about this provision and make sure that a dumpster fee will not be added on to the cost at a later date. The board asked that management contact Advantage Courts to try to negotiate the cost of the dumpster into the current proposal. Management will contact the vendor and do as the Board has instructed. A motion was made by Aida to approve Advantage Court's proposal contingent upon the result of the negotiation with the vendor. Motion was seconded by Dan. All in favor, motion carried.
2. **ARC Applications-** There were three ARC applications submitted to the Committee for review prior to the meeting.

## **New Business:**

- 1. Discussion Q&A- three (3) minute time limit**
- 2. Delinquent account status update-** The Board discussed the attorney's update report and made some notes for Management to follow up on. The Board advised Management to take action and inform the attorney to file suit on a few of the outstanding delinquencies. The Board would like to take title to some of the lots and try to rent them out to collect at least some of the past due assessments.

## **Adjournment**

With no further business to discuss, Tom made a motion to adjourn the meeting at 8:00pm. Dorothy seconded the motion. All in favor; meeting was adjourned.

The next meeting will be held on Tuesday, June, 12, 2012 at 6:15pm.

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