

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 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; Director Tom Brierly. Denisse Soler and Dan Sweeney were 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 – June 12, 2012

The June 12, 2012 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 July 2012 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).

Old Business:

1. **ARC Applications-** There were five ARC applications submitted to the Committee for review prior to the meeting. All were approved.

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 discussed payment arrangements going forward. Aida explained that homeowners have more than enough opportunities to work out payment arrangements with the association prior to being sent to the attorney. She recommended that when a payment arrangement request comes through the attorney from now on, there should be a standard policy set forth by the board. Aida recommended that at least 50% of the past due balance must be paid up front before a payment arrangement will be granted. If the 50% can be paid, then the balance must be paid off within 6 months. A motion was made by Aida stating this. Motion was

seconded by Tom. All in favor, motion was carried. Attorney will be informed of this new policy.

3. **2012 Year End Audit CPA Engagement Letter-** Management presented the engagement letter from Arrington and Associates for the 2012 year-end report. Aida asked that Management contact Michalak and obtain an engagement letter as well; his fee may be lower.
4. **Camera Proposals for Front Island-** Aida presented proposals for the installation of cameras at the center island. The two proposals were discussed in detail. A motion was made by Aida to accept the proposal from Artisan Metalworks and Design, at a cost of \$4750.00. Motion was seconded by Dorothy. All in favor, motion was carried.

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, September 11, 2012 at 6:15pm.

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