

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
September 11, 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 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 6:44pm.

Minutes – August 14, 2012

The June 12, 2012 meeting minutes were reviewed. Motion was made by Dorothy to approve minutes as presented. Motion was seconded by Tom. All in favor; motion was carried.

Treasurer's Report

The August 2012 Financials were reviewed. Kelly presented the Treasurer's Report. Aida asked that Management take a look at the AT&T invoices for the month of August, as there were two (2) invoices paid. One of these invoices may be for the ISP's that should have been reversed. The Board also asked that Management verify where the backflow inspection invoices were coded, as they are not showing up in the correct COA. Aida asked that Management follow up with closings regarding the payment for OB0161. This lot closed and the Association has not received any type of payment yet. Aida states that there is a "For Rent" sign on the property and Management will ask if once the house is rented, if the Association can demand rent (if payment is not received by new owner).

Manager's Report

Kelly Thomson presented the Manager's report (read aloud).

Old Business:

1. **ARC Applications-** There was one ARC application submitted to the Committee for review prior to the meeting. The application was approved.
2. **2012 Year End Financial Report-** A motion was made by Tom to approve the engagement letter from Arrington and Associates to complete the 2012 year- end financial. Motion was seconded by Dorothy. All in favor, motion was carried.

New Business:

- 1. Discussion Q&A- three (3) minute time limit**
- 2. Delinquent account status update-** Management presented a letter to the Board from the attorney regarding Lot 202. The property is up for short sale and the title company has requested a settlement of \$6712.00. After some discussion, and knowing that there will finally be an owner that will pay the assessments. Aida recommended waiving 50% of the interest charges and management will verify the exact amount with the attorney.
- 3. Basketball Resurfacing-** The Board discussed the resurfacing of the basketball court. A motion was made by Aida to approve the proposal from Advantage Courts, pending price review. Aida wanted to look over the proposal again. Motion was seconded by Dorothy. All in favor, motion carried. After further discussion, Aida suggested possibly removing the basketball court from its current location and relocating it next to the tennis courts. There is enough room and the possibility of the ball rolling into the pond would be greatly reduced. Board asked Management to obtain a proposal from Advantage Courts.
- 4. Business License Request-** Account 0B0068, attended the meeting to ask the Board for approval to operate an office out of her home. The homeowner needs approval from the Board in order to obtain the license from the County. The homeowner explained that she would not have customers coming to her home and that she would not have any large deliveries or excessive traffic through the neighborhood. A motion was made by Aida to approve Mrs. Hock's request, contingent upon a yearly review. If no complaints are received from other homeowners within the community during the year, the Board will continue to allow the homeowner to use her home as an office for her candle business. If, at any time, the Association receives any type of complaints, they will revoke the privilege. Motion was seconded by Tom. All in favor, motion carried. Management will draft letter immediately and send copy to owner and place copy in file.
- 5. Payment Arrangement Request-** Account 0B0087 came in front of the Board asking for a payment arrangement. The homeowner requested a payment arrangement back in June of 2012, paying \$400.00/month, plus quarterly assessments. The Board had counteroffered \$1500.00 down, with \$400.00 a month, plus quarterly assessments. The homeowner came to the board stating that he could not afford to pay the \$1500.00 up front, but could continue to pay the \$400.00/month, plus current assessments for 12 months. The board discussed in detail and explained that if the homeowner fell even one month behind on his arrangement, collection action would resume immediately. The homeowner stated that he understood and that he was okay with the arrangement. A motion was made by Tom to approve the payment arrangement as presented. Motion was seconded by Dorothy. All in favor, motion carried. Management will contact attorney informing them of the Board's decision and they will set up a payment schedule, as to when the payments would be due every month.

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, October 9, 2012. This will be the annual meeting

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