

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS/ORGANIZATIONAL MEETING
October 9, 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; Dan Sweeney, Treasurer, and Director Tom Brierly. Kelly Thomson represented Sentry Management, Inc.

Call Meeting To Order:

The meeting was called to order by Aida Gonzalez at 6:50pm.

Minutes – September 11, 2012

The September 11, 2012 meeting minutes were reviewed. Motion was made by Aida to approve minutes as presented. Motion was seconded by Tom. All in favor; motion was carried.

Treasurer's Report

The September 2012 Financials were reviewed. Dan Sweeney presented the Treasurer's Report.

Manager's Report

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

Old Business:

1. **ARC Applications-** There were four (4) ARC applications submitted to the Committee for review prior to the meeting. All applications was approved.
2. **2013 Budget Discussion-** The Board discussed the proposed budget for 2013. Each line item was discussed and changes were recommended by the Board. Management will make the changes and forward revised budget to the Board for review prior to the next meeting, which will be a budget approval meeting.

New Business:

1. **Discussion Q&A- three (3) minute time limit**
2. **Delinquent account status update-** The Board went over the attorney status update report. No questions or concerns at this time.
3. **Election of Officers-** Since there was not a quorum for the Annual meeting, there was no election. A motion was made by Aida to allow the Board to remain as it is. Motion was seconded by Dan. All in favor, motion was carried. Denisse Soler has not been present at

more than three meetings, so she is no longer on the Board. Aida asked if any of the homeowners present were interested in becoming a board member. One homeowner, Mary Ellen Jackson, stated that she would like to be on the Board. A motion was made by Tom to appoint Mary Ellen to the Board. Motion was seconded by Tom. All in favor, motion was carried. The Board is as follows:

Aida Gonzalez- President

Dorothy Torres- Vice President

Mary Ellen Jackson- Secretary

Daniel Sweeney- Treasurer

Thomas Brierly- Director

- 4. Christmas Toy Drive-** The board discussed the upcoming holiday season and scheduled a date for the toy drive. This year it will be held on Saturday, December 1, 2012. The Board would like to possibly purchase some gift cards to raffle off to homeowners, as well as have pictures taken with Santa.

Adjournment

With no further business to discuss, Tom made a motion to adjourn the meeting at 7:50pm. Dorothy seconded the motion. All in favor; meeting was adjourned.

The next meeting will be held on Tuesday, November 13, 2012. This will be the budget approval meeting

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