

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS/ORGANIZATIONAL MEETING
December 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; 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 6:55pm.

Minutes – October 9, 2012

The October 9, 2012 meeting minutes were reviewed. Motion was made by Tom to approve minutes as presented. Motion was seconded by Dan. All in favor; motion was carried.

Treasurer's Report

The November 2012 financials were reviewed. Dan Sweeney presented the Treasurer's Report. The Board asked Management to investigate a "late payment" fee on the AT&T bill. Management will look into it and let the Board know the results.

Manager's Report

Kelly Thomson presented the Manager's report (read aloud). The Board asked Management to check on the following items when doing the next inspection; stains on exterior of home, algae on fences and exterior, lawn replacement for dead or dying lawns. Management will make sure to look at these items on the next inspection.

Old Business:

1. **2013 Budget Approval-** A motion was made by Dan to approve the budget for 2012 to roll over to 2013, since there was not a quorum of the Board at the budget meeting. Motion was seconded by Aida. All in favor, motion was carried.

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. 9844 Tivoli Chase Drive-** A letter was sent to this homeowner previously regarding the bars that were installed on the windows of the back patio without ARC approval. The Board asked Management to send owner a letter imposing a \$500.00 fine, if not removed within thirty (30) days. After the 30 days, a \$100.00 fine a month would be imposed until the bars were removed. Motion was made by Aida to have management draft this letter. Motion was seconded by Dorothy. All in favor, motion was carried.
- 4. Pool Resurfacing-** Aida presented a possible proposal to the Board from American Pool and Spa to resurface the large pool, the kiddie pool, as well as the pavers. The estimated cost would be about \$15,000.00 and Aida would like the work to begin around the second week of January. A motion was made by Dorothy to accept the proposal from American Pool and Spa. Motion was seconded by Tom. Aida would like to negotiate the price with the vendor before a contract is signed. The other Board members were okay with this.
- 5. Trash/Recycling Bin Pick-up-** A motion was made by Tom to have Management send out a letter to all homeowners regarding the reoccurring problem of leaving trash/recycle bins out by the street after collection days. If the trash cans are not brought up, a \$50.00 fine will be imposed immediately. Motion was seconded by Dan. All in favor, motion was carried.

Adjournment

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

The next meeting will be held on January 8, 2013.

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