

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS/ARC MEETING
August 13, 2013
Minutes

Tivoli Woods Village B Homeowners Association held a duly noticed Board meeting on the above date at Centerpoint Community Church at 9580 Curry Ford Road, 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; Dan Sweeney, Treasurer, and Tom Brierly, Director. Vice President Dorothy Torres 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 6:30pm.

Minutes – June 11, 2013

The June 11, 2013 meeting minutes were reviewed. Motion was made by Dan to approve minutes as presented. Motion was seconded by Aida. All in favor; motion was carried.

Treasurer's Report

The July 2013 financials were reviewed. Dan Sweeney presented the Treasurer's Report. The Board would like to Management to find out why there was an increase in the AT&T bill in May from \$93.00 to \$131.00. Management will contact AT&T and inquire. The Board also asked Management to move the Davey Tree and Independent Tree invoices to 6515 (Miscellaneous Ground). Management will make the request through General Ledger to be corrected on the next financial.

Manager's Report

Kelly Thomson presented the Manager's report (read aloud). No Questions or concerns from the Board at this time.

Old Business:

N/A

New Business:

1. **Discussion Q&A- three (3) minute time limit**

2. **Payment Arrangement Request- 0B0249-** Homeowner requested an 18 month payment plan with attorney. The board counteroffered, requesting 50% of balance due up front, with balance due in 12 months. The homeowner must also keep quarterly assessments current.

- 3. Homeowner request to waive \$50 fine for Trash Can Violation-** Homeowner at 4768 Walnut Ridge was in attendance at the meeting, asking the Board to waive the \$50.00 fine that was imposed due to the trash can being left out by street. After much discussion, a motion was made by Tom to waive the fine. Motion was seconded by Dan. All in favor, motion carried.
- 4. Mailbox Issues-** Aida brought in catalog for other Board members to review for possible new mailbox company. The catalog presented several options, which the board will consider, as the current mailboxes are too expensive and some residents cannot afford to have them replaced. Will look for additional mailbox companies.
- 5. 2013 Year End Financial Report Engagement Letter-** Management presented the 2013 Year End engagement letter from Arrington and Company at a cost of \$775.00. A motion was made by Dan to approve the engagement letter. Motion was seconded by Tom. All in favor, motion carried.
- 6. Delinquency Status Report-** Aida read over the Delinquency Status report from the attorney. No questions or concerns.

Adjournment

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

The next meeting will be scheduled for September 10, 2013

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