

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS/ARC MEETING
September 10, 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; Vice President Dorothy Torres and Tom Brierly, Director. Treasurer Dan Sweeney 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 6:45pm.

Minutes – August 13, 2013

The August 13, 2013 meeting minutes were reviewed. Motion was made by Aida to approve minutes as presented. Motion was seconded by Dorothy. All in favor; motion was carried.

Treasurer's Report

The August 2013 financials were reviewed. There were no questions or concerns from the Board at this time.

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. **ARC Applications-** There were two (2) ARC applications; one was approved and one needed more info. Management will contact owner for additional info.
3. **New Fines for Covenant Violations-** The Board discussed imposing fines for various covenant violations and the fee schedule is as follows: \$50.00 for non-maintenance of lawns, \$50.00 for non-compliance of pressure washing driveways and sidewalks, \$50.00 for not trimming trees and of course \$50.00 fines for trash cans being stored in driveway on non-collection days. The Board asked that Management send a letter to the owners of 9868 Dogwood Ridge Run, giving them seven (7) days to replace the missing section of fence, or a \$500.00 fine would be imposed. The Board also asked that owners of 4900

Cyrilla Lane be sent a letter to remove the unapproved palm trees along the driveway. Not only were that not approved, but they are dying.

4. **2014 Budget Discussion-** The Board discussed the budget line by line and asked Management to make some minor changes on the budget. Management will make changes and send Board revised budget via email.
5. **4900 Birchstone Lane Request to Waive \$50.00 Trash Can Fine-** New owner of 4900 Birchstone Lane was present at the meeting and asked that the Board consider waiving the \$50.00 fee that was imposed due to trash can being in driveway. After discussion a motion was made by Tom to waive the fine as a one time courtesy. Motion was seconded by Dorothy. 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, Tom made a motion to adjourn the meeting at 7:40pm. Dorothy seconded the motion. All in favor; meeting was adjourned.

The next meeting will be scheduled for Tuesday, October 8, 2013. This meeting will be the Annual/Election and Budget meeting, to be held at the pool cabana.

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