

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS/ARC MEETING
November 12, 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, Treasurer Dan Sweeney, and Tom Brierly, Director. Kelly Thomson represented Sentry Management, Inc.

Call Meeting To Order:

The meeting was called to order by Aida Gonzalez at 6:30pm.

Minutes – October 8, 2013

The October 8, 2013 meeting minutes were reviewed. Motion was made by Dorothy to approve minutes as presented. Motion was seconded by Dan. All in favor; motion was carried.

Treasurer's Report

The October 2013 financials were reviewed. The Board asked that Management contact AT&T and inquire about obtaining a credit on a late fee. The Board also asked that Management find out about "Certification of Assessment Fee"- what exactly is it?

Manager's Report

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

Old Business:

Transferring Portion of Operating Funds into a New Account

Per discussion at the last meeting, Management explained that one of the Association's operating accounts was almost at the maximum FDIC insured limit of \$250,000.00. The Board will need to make a decision on what bank and what type of account to transfer the money to. Management presented the Board with a bank rate sheet, and after much discussion, a motion was made by Aida to transfer \$100,000.00 into a 12 month CD at CNL Bank. Motion was seconded by Tom. All in favor, motion was carried. The Board did ask that one of the Board members (either Aida or Dan) be added as a Signer on the new account. Management will obtain all the necessary paperwork and present it at the next meeting.

New Business:

- 1. Discussion Q&A- three (3) minute time limit**
- 2. ARC Applications-** There were three (3) ARC applications; two were approved and one needed more info, and was declined pending that additional info. Management will contact owner to let them know that they must request a variance due to the type of materials being used to enclose the patio.
- 3. New Fines for Covenant Violations-** The Board discussed imposing fines for various covenant violations and the fee schedule is as follows: \$100.00 for non-maintenance of lawns, \$100.00 for non-compliance of pressure washing driveways and sidewalks, \$50.00 for not trimming trees, \$100.00 for non-compliance of exterior cleaning/painting of home exterior, \$100.00 for non-compliance of repair of mailboxes and fences, and of course \$50.00 fines for trash cans being stored in driveway on non-collection days.
- 4. Appointment of New Member for ARC Committee-** Mr. Mohammed Mukati of 4900 Birchstone, expressed interest in volunteering for the ARC Committee. A motion was made by Dan to appoint Mr. Mukati to the committee. Motion was seconded by Dorothy. All in favor, motion was carried. Mr. Mukati was provided a copy of the ARC guidelines at the meeting.
- 5. Basketball Court Resurfacing-** The Board asked Management to obtain additional bids for resurfacing of the basketball court. The backboard and hoop also needs to be replaced. Aida discussed the possibility of moving the basketball court from its current location to a location closer to the tennis court. Management will contact other vendors and will try to have estimates for the next meeting.
- 6. Delinquency Status Report-** Aida read over the Delinquency Status report from the attorney. No questions or concerns.
- 7. Miscellaneous-** Aida informed the Board that the holiday lights will be installed around the community on 11/23/2013 at 8am and the Annual holiday party will be held on 12/7/13.

Adjournment

With no further business to discuss, Aida made a motion to adjourn the meeting at 7:52pm. Dorothy seconded the motion. All in favor; meeting was adjourned.

The next meeting will be scheduled for Tuesday, December 10, 2013.

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