

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS/ARC MEETING
January 14, 2014
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, Treasurer Dan Sweeney and Tom Brierly, Director. Dorothy Torres, Vice President was not present at the meeting. Kelly Thomson represented Sentry Management, Inc.

Call Meeting To Order:

The meeting was called to order by Aida at 6:45pm

Approval Minutes – December 10, 2013

The December 10, 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 December 2013 financials were reviewed. There were no questions or concerns at this time from the Board.

Manager's Report

Kelly Thomson presented the Manager's report (read aloud). Aida informed management to let the owner of 4725 Walnut Ridge know to replace their grass immediately, and not to wait for the "weather to improve".

Old Business:

No Old Business to Discuss.

New Business:

- 1. Discussion Q&A- three (3) minute time limit**
- 2. AT&T ACH-** Management explained to the Board that the AT&T bill usually does not arrive until 2 or 3 days before it is due, which is causing the payment to be late every month. Management recommended that the Board authorize ACH on this account, to be automatically drafted at the same time each month. A motion was made by Aida to allow the ACH to be processed. Motion was seconded by Dan. All in favor, motion was carried.
- 3. ARC Applications-** There was three (3) ARC Applications presented for review.

4. **Basketball Court Resurfacing-** Management presented the two additional bids to the Board for review. The Board had some questions regarding some erosion that is occurring around the basketball court and would like Management to contact each vendor and see what cost would be to repair that issue. Board will decide at the next meeting.

5. **Delinquency Status Report-** Aida read over the Delinquency Status report from the attorney. The following actions were taken:
 - Lot 298- Approval given for Motion to Vacate
 - Lot 154- Approval to File Suit
 - Lot 263- Approval to File Suit
 - Lot 71 – Approval for Motion to set Resale Date
 - Lot 15- Approval to file suit
 - Lot 278- Provide attorney with new ledger; not to waive any fees.

6. **Mailboxes-** Aida discussed the current condition of the mailboxes in the community. She stated that all of the mailboxes in the community could be replaced for \$50,000. The Board feels that this is a bigger expense than they would like to take on at this time. Aida will do some additional research into this issue and it will be discussed at the next meeting.

Adjournment

With no further business to discuss, Dan made a motion to adjourn the meeting at 8:05pm. Aida seconded the motion. All in favor; meeting was adjourned.

The next meeting will be scheduled for Tuesday, February 11, 2014.

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