

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS/ARC MEETING
Tuesday May 13, 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; Dorothy Torres, Vice President, 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 at 6:47pm

Approval Minutes – April 8, 2014

The April 8, 2014 meeting minutes were reviewed. Motion was made by Dan to approve minutes as presented. Motion was seconded by Tom. All in favor; motion was carried.

Treasurer's Report

The April 2014 financials were reviewed. There were no questions or concerns from the Board at this time. The Board did ask that Management contact AT&T to cancel the Tech Support 360.

Manager's Report

Kelly Thomson presented the Manager's report (read aloud). The Board asked that Management send a letter to 4949 Walnut Ridge to remove trash cans from driveway, and 4900 Cyrilla Lane, instructing new owner that palm trees along driveway must be removed.

Old Business

No new business to discuss.

New Business:

1. **Discussion Q&A- three (3) minute time limit**
2. **ARC Applications-** There was seven (7) ARC applications for review. Five (5) were approved, one (*1) was denied, pending additional information, and one (1) needed further clarification.
3. **Delinquency Status Report-** Aida read over the Delinquency Status report from the attorney.

4. **Homeowner Request to Waive Fees**- Frank Fields, owner at 9845 Oak Crest Road attended the Board meeting regarding a fee that is on his account. Mr. Fields did not understand why he was charged an Intent to Lien fee in November of 2013. Management tried to explain to the owner that his account was delinquent at the time the ITL was processed. Mr. Fields stated that he never received any notification of the ITL fee. Management will send him a copy of his statement, as well as the proof that ITL was sent Certified mail. The Board will not waive any fees for the homeowner at this time.

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 scheduled for Tuesday, June 10, 2014.

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