

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS/ARC MEETING
Tuesday August 12, 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 and Tom Brierly, Director. Kelly Thomson represented Sentry Management, Inc. Treasurer Dan Sweeney was not present at the meeting.

Call Meeting To Order:

The meeting was called to order by Aida at 6:31pm

Approval Minutes – June 10, 2014

The June 10, 2014 meeting minutes were reviewed. Motion was made by Aida to approve minutes with corrections. Motion was seconded by Tom. All in favor; motion was carried. (There was no meeting in July).

Treasurer's Report

The July 2014 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).

Old Business

No new business to discuss.

New Business:

- 1. Discussion Q&A- three (3) minute time limit**
- 2. ARC Applications-** There was one (1) ARC application for review. 4799 Spindletree Lane is requesting permission to extend the current concrete slab in the back yard and install a screened room. The ARC Committee reviewed the application, but would like more clarification, as it looks like the owner is building a "Sunroom" and those are not permitted.
- 3. Delinquency Status Report-** Aida read over the Delinquency Status report from the attorney.

4. **Drainage Problem at Pool-** Aida explained to the Board that there is an issue at the pool cabana with the drainage. The irrigation and rain water is flowing back into the pool equipment shed due to there not being a real slope or way for the water to drain into the grass and away from the pool equipment. Aida obtained an estimate from Impact Contractors to install pavers along the pool where the equipment is housed. The cost would be \$2200.00. A motion was made by Tom to approve the proposal. Motion was seconded by Dorothy. All in favor, motion was carried. In addition, Aida would like to add gutters around the pool cabana. Hopefully this would help eliminate some of the water from flooding back into the pool area. Aida obtained an estimate from Tiger Contractors to install gutters for \$420.00. A motion was made by Dorothy to approve the estimate. Motion was seconded by Tom. All in favor, motion was carried. Aida also explained that she was going to ask Jose with Jep's Landscaping to remove some of the shrubs that are located along the fence, as well as place some gravel so that the water can seep through the gravel into the ground.

Adjournment

With no further business to discuss, Alda made a motion to adjourn the meeting at 7:45pm. Tom seconded the motion. All in favor; meeting was adjourned.

The next scheduled meeting will be held on Tuesday, September 9, 2014 at 6:15pm.

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