

# MINUTES

## **TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION INC.**

### **BOARD OF DIRECTORS MEETING**

#### **Centerpoint Community Church**

**9580 Curry Ford Road ORLANDO, FL 32829**

**Tuesday, July 7, 2015- 6:30pm OR *Immediately Following the ARC Meeting***

**A. Statement of Quorum**

A quorum was established for the Board Meeting. In attendance was Aida Gonzalez - President, Dorothy Torres – Vice President, Dan Sweeney – Secretary (Present via Telephone), Thomas Brierly- Director. Yvonne Kamara represented Sentry Management, Inc.

**B. Proof of Due Notice**

Tivoli Woods Village B Homeowners Association held a duly noticed Board meeting on the above date at the Center Pointe Church off Curry Ford Rd, Orlando, FL 32825. Notice was posted 48 hours in advance of the meeting per Florida Statutes.

**C. Call meeting to Order**

Thomas Brierly called the meeting to order at 7:00 p.m.

**D. Approval of Minutes – 5.12.15**

The May 2015 meeting minutes were reviewed. Motion was made by Thomas to approve minutes. Motion was seconded by Dorothy. All in favor; motion was carried.

**E. Treasurer’s Report – May 2015**

i. Collection / Legal Action / Fee Waiver(s) – The board reviewed Account #OB0175 payment plan request and denied. The board denied waiving the interest and late fees on account# OB0127. The board approved a one-time waiver of account #OB0294 interest and Intent to Lien fee. The board denied account # OB02036 waiver request to remove the intent to lien fee and interest charges.

**F. Manager’s Report - Aida Gonzalez discussed revising under the covenant Violation section to read: Any owners receiving third violations will be reviewed by the board and if necessary will be forwarded to the Attorney’s for enforcement.**

**G. Old Business**

1) Annual Community Party – Aida Gonzalez discussed the pool party is on schedule for 7/11/15 and wants to assure all vendor payments are processed before Saturday.

2) Bulletin Board Damage – Aida Gonzalez mentioned the board was replaced and to add repair charges to the homeowner ledger.

3) Open Discussion - None

**H. New Business**

1) Collections – Aida Gonzalez mentioned Karen Wonsetler hasn't sent an updated report. Yvonne Kamara advised Aida she will request an update.

1. 3) Architectural Review application and violations - There was six (7) ARC applications for review. Three applications for painting of exterior of home were reviewed and two was denied, and one approved. One application to extend the driveway pavers was reviewed and denied. One application to install a vinyl fence was approved. One application to relocate the AC unit from the backyard to the side yard and install a patio roof along with a white vinyl fence was approved.

4) Covenant Violations – Yvonne Kamara will inspect the community next week.

5) Open Discussion -None

**I. Discussion Q&A-three (3) minute time limit – None present**

**J. Adjournment -** With no further business to discuss, Thomas made a motion to adjourn the meeting at 8:19 pm. Dorothy seconded the motion. All in favor; meeting was adjourned.

The next scheduled meeting will be held on Tuesday, August 11, 2015 at immediately following the ARC meeting.

Respectfully submitted,  
Yvonne Kamara  
Licensed Community Association Manager  
Sentry Management Inc.