

# MINUTES

## TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION INC.

### BOARD OF DIRECTORS MEETING

Centerpoint Community Church

9580 Curry Ford Road ORLANDO, FL 32829

Tuesday, August 11, 2015- 6:30pm OR *Immediately Following the ARC Meeting*

**A.** Statement of Quorum

A quorum was established for the Board Meeting. In attendance were: Aida Gonzalez, President; Dan Sweeney, Treasurer, and Tom Brierly, Director. Dorothy Torres, Vice President was absent. Yvonne Kamara represented Sentry Management, Inc.

**B.** Proof of Due Notice - Notice was posted 48 hours in advance.

**C.** Call meeting to Order - Aida Gonzalez called the meeting to order at 6:45p.m.

**D.** Approval of Minutes – 7-7-2015 – Dan Sweeney motion to accept the minutes with revising: Dan Sweeney present via telephone. Aida Gonzalez seconds the motion. All in favor. Motion carried.

**E.** Treasurer’s Report – July 2015 – Dan Sweeney discussed the financial reports.

i. Collection / Legal Action / Fee Waiver(s) – Aida Gonzalez made a motion to waive \$222.33 for account #0B0127 due to breakdown on email communication from the previous manager. The owner provided a copy of the email chain to the board. Dan Sweeney seconds the motion. All in favor. Motion carried.

Tom Brierly made a motion to waive a one-time fee in the amount of \$74.23 for account #0B0165. Dan Sweeney seconds the motion. motion carried. 2:1.

**F.** Manager’s Report - Yvonne Kamara discussed the managers’ report.

**G.** Old Business – None discussed.

**H.** New Business

3) Architectural Review application and violations – Three applications was reviewed.  
1-Exterior paint (Denied), 1- window replacement (approved), & 1-extended patio (Pending with exceptions).

4) Covenant Violations – Yvonne Kamara discussed an inspection was recently completed and some homes will be on the third notice. All third notices will be forwarded to the board for review.

5) Open Discussion - Homeowner present discussed account balances, and requested for the board to waive fees. Homeowner advice the board the \$800 contribution fee should include pool and tennis keys. The board advice the fee doesn't cover amenity cost.

I. Discussion Q&A-three (3) minute time limit – No comment at this time.

J. Adjournment - With no further business to discuss, Aida Gonzalez made a motion to adjourn the meeting at 8:26 pm. Tom Brierly seconded the motion. All in favor; meeting was adjourned.

The next scheduled meeting will be held on Tuesday, September 8, 2015 at immediately following the ARC meeting.

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