

MINUTES

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION INC.

BOARD OF DIRECTORS MEETING

Centerpoint Community Church

9580 Curry Ford Road ORLANDO, FL 32829

Tuesday, September 8, 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; Dorothy Torres, Vice President Dan Sweeney, Treasurer, and Tom Brierly, Director. 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 6:30p.m

D. Approval of Minutes – 8-11-2015 - Dan Sweeney motion to accept the minutes. Aida Gonzalez seconds the motion. All in favor. Motion carried.

E. Treasurer’s Report – August 2015

i. Collection / Legal Action / Fee Waiver(s) – Dan Sweeney reviewed the financials. Dan Sweeney made a motion to waive account #B0154 \$800.00 Contribution fee due to there is no beneficial change in ownership. Thomas Brierly second the motion. All in favor. Dan Sweeney made a motion to move forward with Attorney demand action for acct#B0048. Thomas Brierly seconds the motion. All in favor.

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

G. Old Business – None to discuss.

H. New Business – Aida Gonzalez reviewed and made a motion for the 2015 CPA engagement with Arrington & Company Inc. Thomas Brierly seconds the motion. All in favor.

3) Architectural Review application – One ARC was reviewed and approved for screened patio.

4) Covenant Violations- Report was included in the board packet.

5) 2016 Budget discussion - The board reviewed the proposed budget and requested Yvonne Kamara to review COA that are incorrectly coded, and revise the amounts on certain line items.

I. Discussion Q&A-three (3) minute time limit – Homeowners present discussed residents in the community are not picking up after their dogs, parking on the street blocking the mailboxes, and driveway cleaning. The board advises the homeowners to contact Animal Control for all residents not picking up. The board discussed driveway standards according to the documents.

J. Adjournment - With no further business to discuss, Aida Gonzalez made a motion to adjourn the meeting at 8:10 pm. Dorothy Torres seconded the motion. All in favor; meeting was adjourned.

The next scheduled meeting will be held on Tuesday, October 13, 2015 at immediately following the ARC meeting.

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