

MINUTES

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION INC. BOARD OF DIRECTORS BUDGET MEETING

**Centerpoint Community Church
9580 Curry Ford Road ORLANDO, FL 32829
Tuesday, September 13, 2016 @ 6:30 p.m.**

- 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 (absent), and Thomas Brierly, Director. Yvonne Kamara represented Sentry Management, Inc. Members present per sign in sheet.
- B. Proof of Due Notice** - Notice was established per the Florida Statute.
- C. Call meeting to Order** - Aida Gonzalez called the meeting to order at 7:04 p.m.
- D. Approval of Minutes – 8-9-2016** – Aida Gonzalez motioned to accept the 8/9/2016 minutes as read. Dorothy Torres seconds the motion. All in favor Motion carried.
- E. Treasurer’s Report – August 2016** – Dorothy Torres reviewed the financial reports.
- 1) **Collection / Legal Action / Fee Waiver(s)** – Thomas Brierly motioned to send account # 0B048, 0B088, 0B0167, 0B0237, and 0B0280 to the Attorneys for collection demand due to account balance. Aida Gonzalez seconds the motion. All in favor motion carried. Aida Gonzalez motioned to send account #0B087 for a rental demand. Dorothy Torres seconds the motion. All in favor motion carried. Aida Gonzalez motion to process the lien on accounts: 0B0227, 0B0229, 0B0229, and 0B0245. Thomas Brierly seconds the motion. All in favor motion carried.
- F. Manager’s Report** - Yvonne Kamara discussed the report.
- G. Old Business** – The Board reviewed the repair quote from Vertex and requested a proposal for replacement. Also requested another proposal for repair and replacement.
- H. New Business** – Aida Gonzalez motioned to engage with Arrington CPA for the 2016 year end. Dorothy Torres seconds the motion. All in favor motion carried.
- 1) **Architectural Review application** – There ARC Committee reviewed 7 applications. 6 were approved and 1 denied.
 - 2) **Covenant Violations** – The Board discussed revising the amount of letters that are sent to owners throughout the violation process. Aida Gonzalez made a motion effective immediately to limit the violation letters from sending 3 letters to reducing the notification to 2 letters. The first letter is a 14 day grace period and the second letter will implement the fine of \$50.00 per violation, per day, maximum amount of \$1,000 per violation. Dorothy Torres seconds

the motion. All in favor motion carried. The Board reviewed account # 0B0142 request for exterior paint extension. Aida Gonzalez approved the owners request to paint by 2/2017 with submitting an ARB request by 1/2017. Thomas Brierly seconds the motion. All in favor, motion carried.

- 3) **2017 Budget discussion** – Aida Gonzalez motioned to approve the 2017 Annual budget of \$220,520.00 with assessments amount of \$185.00 per quarter. Dorothy Torres seconds the motion. All in favor motion carried.

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

J. Adjournment - With no further business to discuss, Thomas Brierly made a motion to adjourn the meeting at 7:51 p.m. Dorothy Torres seconds the motion. All in favor. Motion carried.

Next Meeting: Annual Meeting October 11, 2016 @ Centerpoint Community Church.