

MINUTES

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOC., INC.

ANNUAL HOMEOWNERS MEETING

Centerpointe Community Church

9580 Curry Ford Road

ORLANDO, FL 32829

TUESDAY, November 13th, 2018

6:15 P.M. Sign-in

6:30 P.M. Meeting

- A. **ESTABLISH QUORUM/CALL TO ORDER:** Quorum was not established. No annual meeting was held.
- B. **PROOF OF NOTICE:** Proof of notice was mailed to homeowners in accordance with Florida Statutes and community governing documents for annual meeting notification.

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION INC.
Organizational/Board of Directors/ARC Committee Meeting Agenda
Tuesday, November 13th, 2018 immediately following the Annual meeting

- A. **Statement of Quorum:** Quorum was established by the presence of Aida Gonzalez, Dorothy Torres, and Thomas Brierly. Daniel Sweeny was absent. Hunter Caswell represented Sentry Management.
- B. **Proof of Due Notice:** Proof of notice was mailed to homeowners in accordance with Florida Statutes and community governing documents for annual meeting notification.
- C. **Call meeting to Order:** the meeting was called to order by Aida at 7:43 PM
- D. **Approval of Minutes- October 9th, 2018:** Thomas motioned to approve the minutes as written. Dorothy seconded. All in favor; motion passed.
- E. **Treasurer's Report**
- a. **Collection / Legal Action / Fee Waiver(s)-** Hunter reviewed accounts receivable report and legal update with the board.
- F. **Manager's Report-** Manager's report was provided in packet, but not reviewed at meeting.
- G. **Election of Officers:** The current board members and their positions will remain unchanged for 2019.
- H. **Old Business**
- I. **President's Update**
- J. **Discussion Q&A-three (3) minute time limit:**
- Kelly Majzlik spoke to board about damage to common area sharing a property line with her home. She stated that a certified letter had been mailed to Sentry's office. The board has provided tree trimming in this

area previously and will discuss if any further work will be done, at the cost of the association, in this area in the future.

- Aida provided an update to the homeowners about attempts to repair/replace the modem at the pool. Once this is fixed the board will have the ability to reactivate current keys and activate new keys.
- Homeowner discussed an excessive number of tenants at 5290 Walnut Ridge Drive. The board will review.

K. **Adjournment: Meeting was adjourned at 8:00 PM.**