

TIVOLI WOODS VILLAGE B HOA

Board Meeting: April 12th, 2022 at 7:00 PM

Community Pool

MINUTES

- I. Call to Order-Quorum: Quorum was established by the presence of Aida Marquez, Tom Brierly, Dan Sweeney, and Dorothy Torres. Nelson Alvarez was absent. Hunter Caswell was in attendance representing Sentry Management.
- II. Approval of Meeting Minutes: Tom motioned to approve the February minutes as written. Dan seconded. All in favor; motion passed.
- III. Committee Reports
 - a. Fining Hearing Report and Ratification: There were no fining committee items to ratify this month.
 - b. Fining Letters Approval: Dan motioned to approve the sending of the fining hearing notices to the 7 accounts listed on the F2 report. Tom seconded. All in favor; motion passed.
- IV. Management Report: Hunter reviewed the manager's report with the board.
- V. Financial Report: Dan reviewed the January financials. All association accounts were reporting in balance.
- VI. Unfinished Business
- VII. New Business
 - a. President's Update: Board reviewed multiple community items. No motions were made, but items are summarized in Action Items section of minutes.
- VIII. Owners Forum¹: *Homeowners will be allotted 3 minutes each, in order established by emailing management or posting in the chat box on the video conference, to speak to the Board*
- IX. Executive/Closed Session
 - a. Accounts Receivable Report: Hunter reviewed the AR report with the board and noted the requested collection actions on past due accounts.
 - b. Legal Update: Hunter reviewed the latest legal update with the board.
- X. Action Items-
 - a. Board and Hunter will talk to previous pool attendants about their availability. Attendants will begin around May 20th.
 - b. Hunter will notify owner about required repairs to roof.
 - c. Hunter will work with Dan on researching playground equipment replacement.
 - d. Another solar light is needed at the playground. Aida will order and notify Hunter so he can contact electrician for installation.
 - e. Hunter will check to make sure late fees for utility bill are refunded.
- XI. Adjournment- With no further business to discuss, the meeting was called to adjournment

¹ May also be placed at beginning of meeting

at 8:20 PM.