

TIVOLI WOODS VILLAGE B HOA

Board Meeting: Tuesday, January 10th at 7:00 PM

Community Pool

MINUTES

- I. Call to Order-Quorum: The meeting was called to order at 7:00 PM. Quorum was established by the presence of Aida Marquez, Tom Brierly and Dan Sweeney. Dorothy Torres and Nelson Alvarez were absent. Hunter Caswell was in attendance representing Sentry Management
- II. Approval of Meeting Minutes: December 13th, 2022- Dan motioned to approve the December minutes as written. Aida seconded. All in favor; motion passed.
- III. Committee Reports
 - a. Fining Letters Approval: Aida motioned to send fining hearing notices to all current F2s if not cured by compliance date. Dorothy seconded. All in favor; motion passed.
 - b. Fining Committee Decision Ratification: No votes of “yes, violation” were provided at the fining committee meeting proceeding the board of directors meeting. Therefore, no ratification was needed this month. Report and meeting were reviewed with board.
- IV. Management Report: Hunter reviewed the manager’s report with the board.
- V. Financial Report: Dan reviewed the December financials. All accounts are reporting in balance and the community is operating at an overall surplus to end the year.
- VI. Unfinished Business
- VII. New Business
 - a. President’s Update
 - b. Tennis Court Screen Replacement: The wind screens at the tennis court need to be replaced. Aida has found screens on Amazon that should be sufficient. Dan will go out to take measurements of the courts tomorrow and report back to Aida.
 - c. Landscape Improvements: Planning to begin improvements in March or April. Hunter will review approved proposal sent to Jeps previously.
- 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 accounts receivable report with the board and will take requested collection actions on delinquent accounts.
 - b. Legal Update: Board reviewed legal update with board. Will contact attorney with further instruction on open accounts.
- X. Action Items-
 - a. Complete scheduling of closed meeting with attorney and board of directors.
 - b. Confirm payment for playground equipment.
 - c. Check with ABL on status of pending work orders.

¹ May also be placed at beginning of meeting

- d. Speak with Jose (Jeps) about attending next board meeting.
 - e. Follow up on pending cease and desist letter to owner (subject: pool drainage).
 - f. Reach out to volunteer for yard of the month committee.
 - g. Complete requested accounts receivable actions.
 - h. Submit architectural applications to office manager for processing.
- XI. Adjournment: With no further business to discuss, the meeting was called to adjournment at 8:06 PM.