

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSN INC

Board Meeting Tuesday, 07/11/2023 @ 7:00 PM
Community Pool

MEETING MINUTES

Certifying Quorum Present were Aida Gonzalez, (President), Dorothy Torres, (Vice President), Thomas Brierly, (Secretary). Daniel Sweeney (Treasurer) and Nelson Alvarez (Director) were absent. Mike Mastrocola and Dennise Ramos represented Sentry Management, Inc.

Call To Order The meeting was called to order at 7:15 PM by Aida Gonzalez.

Proof Of Notice Proper Notice had been posted a minimum of 48 hours prior to the meeting.

Approval Of Minutes Tom Brierly motioned; Dorothy Torres seconded to approve the 06/13/23 meeting minutes as written. Motion passed unanimously.

Architectural Applications Aida Gonzalez reviewed the applications from the ARB committee prior to the Board meeting.

Fining Discussion/Review no review currently. Management to perform the following:

- Follow up inspection to determine the status of second fine notices issued.
- Close violations where applicable.
- Furnish an updated list to the Board for review and motion to go before the fining committee for hearing.
- Issue hearing notices to accounts applicable.

Financial The Board requested that moving forward, the Accounts Receivables report be sorted from highest balance to lowest.

Dorothy Torres motioned; Tom Brierly seconded to approve the following accounts to move from Intent to Lien status to Lien (LN): The motion passed unanimously.

- 0B0258, 0B0211, 0B0264, 0B0069, 0B0194 and 0B0099.

Unfinished Business

- **NSP / Blue Deck Coating:** Proposal has been approved and vendor has been paid. Waiting for completion of work.
- **Surveillance Plus, LLC Estimate#39820:** Proposal for \$13,803.47 was approved at the Board Meeting held on June 13, 2023

New Business

No new business

Open Forum There were no homeowners present at this time.

Next Meeting Held monthly, every second Tuesday, 7:00 PM @ The community pool.

Adjournment Aida Gonzalez adjourned the meeting at 8:06 PM.

ARC Meeting Tuesday, 07/11/2023 @ 6:30 PM
Community Pool

MEETING MINUTES

Certifying Quorum Present were Kenya Richardson, Lester Wiggins, Dara Ratner, Mukati Attaulla. Mike Mastrocola and Dennise Ramos represented Sentry Management, Inc.

Call To Order The meeting was called to order at 6:00 PM by Mike Mastrocola.

Proof Of Notice Proper Notice had been posted a minimum of 48 hours prior to the meeting.

Approval Of Minutes Dara Ratner motioned; Lester Wiggins seconded.. Motion passed unanimously.

Following ARC's were approved:

Emmanuel J and Mercedes D. Olivares
4434 Hickory Stone Circle
Orlando Fl. 32829

Pedro J. Pagan Santos
4919 Cyrilla Ln
Orlando, Fl. 32829

SFR JV-2 Preperty LLC
9796 Tivoli Chase Dr.
Orlando, Fl. 32829

Chaudie Richardson
4866 Walnut Ridge Dr.
Orlando, Fl. 32829

Jesus Armengol
9784 Dogwood Ridge Run
Orlando, Fl. 32829

Mario and Kenya Richardson
5081 Walnut Ridge Drive
Orlando, Fl. 32829

Paul Becerra
9856 Tivoli Chase Dr.
Orlando, Fl. 32829

Adjournment Dara Ratner adjourned the meeting at 7:15 PM.