

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION INC

BOARD OF DIRECTORS MEETING

Tuesday, November 14th, 2023 at 7:00pm
Tivoli Woods Community Pool
9900 Tivoli Chase Drive, Orlando FL 32829

Meeting Minutes

Attendees: Board Members present were Aida Gonzalez-President, and Thomas Brierly-Secretary and Nelson Alvarez-Director. Dorothy Torres-Vice-President, Daniel Sweeney-Treasurer were absent. A quorum was established. Dennise Ramos represented Sentry Management, Inc.

Aida Gonzalez called the meeting to order at 7:00pm.

Approval of the Meeting Minutes: Thomas Brierly motioned to approve the meeting minutes from Budget Meeting held on October 10th, 2023 and Organizational Meeting held on October 10th, 2023 as written; Nelson Alvarez seconded. All in favor, motion passed.

Legal Matters: Thomas Brierly motioned to move forward with mediation on matter#2023-018863; Nelson Alvarez seconded. All in favor, motion passed.

Committee Reports:

- a. Architectural Reports: A written report is attached to these minutes.
- b. Fining Discussion: A written report is attached to these minutes.

Unfinished Business

- c. Playground bench and swings: Manager placed order for a new bench and two new swings. Expected delivery for swings is end of November and expected delivery for bench is beginning of January 2024.

New Business

- d. Landscaping improvements planning: Aida will be requesting proposals for new plants as a 2024 new project.
- e. Pool cabana repainting planning: Board wants cabana to be repainted in 2024.
- f. Architectural Review: Board requested management to send denial letter for fence installed at 9796 Tivoli Chase Drive.

Open Forum: No homeowners present.

Action Items: Manager to request quote from Vice Painting to repaint the pool cabana including doors, frames, bathrooms, and floors. Manager to draft letter regarding dog waste, people walking dogs without leash. Manager to contact ABL to inspect canal, there are signs of possible erosion.

Next meeting date: December 12th, 2023 at 7pm.

Adjournment: Aida Gonzalez motioned to adjourn at 8:02pm. Nelson Alvarez seconded.

**ARC Meeting Tuesday, 11/14/23 @ 6:30PM
At Community Pool**

ARC Applications Report

Certifying Quorum: Present were Kenya Richardson and Lester Wiggins. Dara Ratner was absent. Dennise Ramos represented Sentry Management, Inc.

Lester Wiggins called the meeting to order at 6:30pm

The following three(3) ARC applications were approved:

Juliana Salazar
9786 Oak Crest
Orlando FL 32829
Exterior Paint

Emmanuel and Mercedes Olivares
4434 Hickory Stone Circle
Orlando FL 32829
Driveway repairs

Maria F. Opferman
5746 Tarflower Lane
Orlando FL 32829
New windows installation

Adjournment: Kenya Richardson adjourned the meeting at 6:35pm.

**Fining Committee Meeting Tuesday 11/14/2023 at 7:00pm
At Community Pool**

Fining Discussion Report:

Certifying Quorum: Present were Dustin Thomas and Michael Uphouse. Shawn Ratner was absent. Dennise Ramos represented Sentry Management, Inc.

Dennise Ramos and Dustin Thomas conducted a final inspection on 11/14/2023 and eight out of nine F3 violations were cured.

Fining Committee members Michael Uphouse and Dustin Thomas agreed to impose a fine to the following account:

0B0165 - \$100 a day up to \$1000.00