

**TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION INC
BOARD OF DIRECTORS MEETING**

Tuesday, September 10th, 2024 at 7:00pm
Tivoli Woods Community Pool
9900 Tivoli Chase Drive, Orlando FL 32829

MEETING MINUTES

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

Aida Gonzalez called the meeting to order at 7:25pm

Thomas Brierly motioned, Dorothy Torres seconded, to approve the agenda as written. All in favor, motion passed unanimously.

President's Report: Aida Gonzalez spoke about replacing the pool cabana roof and recommended to paint the pool cabana and floors in the next few months.

Treasurer's Report: There were no questions or concerns regarding financials.

Approval of the Meeting Minutes: Dorothy Torres motioned, Aida Gonzalez seconded, to approve the minutes from the Board meeting held on August 13th, 2024, as written. All in favor, motion passed unanimously.

Committee Reports:

- a. Architectural Reports: A written report is attached to these minutes.
- b. Fine Committee Reports: A written report is attached to these minutes.

Unfinished Business

- a. Pet signs: This topic has tabled until further notice.
- b. Front entrance landscaping enhancements: Topic has tabled until further notice.

New Business:

- a. 2025 Proposed Budget Draft: The board reviewed the draft and made several changes.
- b. Pool cabana roof: Aida Gonzalez motioned, Dorothy Torres seconded, to approve G&A Roofing Estimate for \$4,950 to replace the roof. All in favor, motion passed unanimously.

Open Forum: 2 homeowners present. No questions were asked.

Action Items: Manager to send mailing for Annual Membership and Budget Meeting.

Upcoming meeting: Annual Membership/Budget Meeting scheduled for October 8th, 2024 at 7:00pm.

Adjournment: Aida Gonzalez motioned, Dorothy Torres seconded, to adjourn the meeting at 8:17pm.

**ARC Committee Meeting
Tuesday, 9/10/24 @ 6:30PM
At Community Pool
9900 Tivoli Chase Drive, Orlando FL 32829**

ARC Applications Report

Certifying Quorum: Present were Kenya Richardson and Lester Wiggins. Dennise Ramos, LCAM represented Sentry Management, Inc.

Kenya Richardson called the meeting to order at 6:30pm

The following ARC applications were denied:

Account#0B0087 Trash can vinyl fence enclosure-Incomplete submission, missing variance form.
Account#0B0250 Pergola in backyard addition-Incomplete submission, missing property survey.
Account#0B0081 Driveway extension with concrete-Incomplete submission, missing property survey.
Account#0B0235 White vinyl fence installation-Incomplete submission, missing property survey.

Adjournment: Kenya Richardson adjourned the meeting at 7:18pm.

**Fine Committee Hearing Meeting
Tuesday, 9/10/24 @ 7:00PM
At Community Pool Cabana
9900 Tivoli Chase Drive, Orlando FL 32829**

Hearing Report:

Certifying Quorum: Present were Gary Spero and Michael Uphouse. Dennise Ramos, LCAM represented Sentry Management, Inc.

Michael Uphouse called the meeting to order at 7:00pm.

The following accounts did not cure violation and was imposed a fine of \$100 a day up to ten days maximum of \$1,000.00 total:

Account#0B0119-Homeowner was not present at the hearing.
Account#0B0030-Homeowner was not present at the hearing.

Adjournment: Michael Uphouse motioned to adjourn the meeting at 7:20pm.

"Pursuant to the provisions of the Section 468.4335, Florida Statutes, requiring disclosure of any interest which might reasonably tend to create a conflict of interest, direct or indirect, in any action proposed or pending before the Board, a list of those entities which offer certain services or products to the Association, and for which Sentry Management Inc. (including its directors, officers, and persons with a financial interest in Sentry Management Inc, or a relative of such persons) may receive additional benefit is available at the following link: www.sentrymgt.com/fldisclosures. Purchase of any product and/or service, which is part of any offering, affinity program or marketing plan operated by Sentry Management Inc., or any entities affiliated with Sentry Management Inc., is completely voluntary."