

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

Tuesday, February 11th, 2025 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. Daniel Sweeney-Treasurer and Nelson Alvarez-Director were absent. A quorum was established. Dennise Ramos, LCAM represented Sentry Management, Inc.

Aida Gonzalez called the meeting to order at 7:18pm

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

President's Report: Aida Gonzalez addressed the meeting and updated the rest of the board on completed tasks. Restroom urinal, water drinking fountain and trash can container were fixed.

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 January 14th, 2025, as written. All in favor, motion passed unanimously.

Committee Reports:

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

Unfinished Business

- a. Account#0B0053- Aida Gonzalez motioned, Thomas Brierly seconded to approve lien foreclosure filing by the Association's attorney. All in favor, motion passed unanimously.

New Business:

- a. Funds Transfer: Aida Gonzalez motioned; Thomas Brierly seconded, to transfer \$20,000.00 dollars from operating funds to reserves funds and allocate the funds to Chart of account 2360 Reserve Contingency. All in favor, motion passed unanimously.
- b. Certificate of Deposit: Aida Gonzalez motioned; Dorothy Torres seconded, to open a new 6-month certificate of deposit using full balance on Smartstreet Money Market Operating Account 1035 and close account. All in favor, motion passed unanimously.
- c. Fine Committee Member Appointment: Aida Gonzalez motioned; Dorothy Torres seconded, to appoint Sheik Khan as a new member of the Fining Committee. All in favor, motion passed unanimously.
- d. ARC Committee Member Appointment: Aida Gonzalez motioned; Thomas Brierly seconded, to appoint Salmah Hack as a new member of the ARC Committee. All in favor, motion passed unanimously.

Open Forum: (3) homeowners present. No questions were asked.

Action Items: The manager to contact Smithson Electric to report that median lighting at the community front entrance is not working.

Upcoming meeting: Next Board of Directors meeting scheduled for March 11th, 2025 at 7:00pm.

Adjournment: Aida Gonzalez motioned, Dorothy Torres seconded, to adjourn the meeting at 8:09pm.

**ARC Committee Meeting
Tuesday, 2/11/25 @ 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 APPROVED:

Account#0B0163 Roof replacement
Account#0B0032 Screened porch/patio
Account#0B0190 Roof replacement
Account#0B0224 Palm tree removal
Account#0B0211 Solar Panels installation on the roof

Adjournment: Kenya Richardson adjourned the meeting at 7:15pm

"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."