

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION INC
BOARD OF DIRECTORS MEETING
Tuesday, December 9th, 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. 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 7:05pm

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

President's Report: Aida Gonzalez reported that holiday lighting was acting up but the issue has been resolved, and everything is operational.

Treasurer's Report: There were no questions or concerns regarding the November 2025 financials. The Board reviewed the Accounts Receivable report and advised the Community Manager to proceed with collection enforcement steps.

Approval of the Meeting Minutes: Thomas Brierly motioned, Dorothy Torres seconded; to approve the minutes from the Board of Directors Meeting held on November 11th, 2025, as written. All in favor, motion passed unanimously.

Committee Reports:

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

New Business:

- a. Landscaping Improvement: This item has been tabled and will be revisited in the future as a 2026 project.

Open Forum: There were six homeowners present. Several questions were raised regarding the holiday lighting costs. The Board addressed all inquiries, and one homeowner will be providing an estimate from a new vendor for the Board's review and consideration.

Action Items: The Community Manager was instructed to verify whether a property is actively listed on Airbnb for short-term rentals.

Upcoming meeting: Board of Directors Meeting scheduled for January 13th, 2026 at 7:00pm.

Adjournment: Aida Gonzalez motioned to adjourn the meeting at 7:54pm.

"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."