

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION INC
BOARD OF DIRECTORS MEETING
Tuesday, July 14th, 2026 at 7:00pm
Community Pool Cabana
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 7:08pm

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

President's Report: Tabled

Treasurer's Report: There were no questions or concerns regarding June 2026 financials.

Approval of the Meeting Minutes: Aida Gonzalez motioned, Thomas Brierly seconded; to approve the minutes from the Board of Directors Meeting held on June 9th, 2026, as written. All in favor, motion passed unanimously.

Committee Reports:

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

New Business:

- a. Jeps Lawn Care: Jose Pineda attended the meeting to provide an update on the irrigation system and ongoing maintenance. He explained that the irrigation system is more than two decades old and requires continuous maintenance due to its age and normal wear. He also stated that any irrigation line breaks or damage caused by his landscaping crew are repaired promptly at no cost to the Association.
- b. Reserve Study: Dan Sweeney will be attending the Virtual Kickoff meeting on behalf of the board.
- c. Certificate of Deposit: Aida Gonzalez motioned, Thomas Brierly seconded, to renew the Certificate of Deposit expiring 8/23/26 and Certificate of Deposit expiring 8/27/26 for the a nine monht term at Sentry Partner Bank. All in favor, motion passed unanimously.
- d. Covenant Enforcement: Aida Gonzalez motioned, Dorothy Torres seconded, to recommend eligible accounts to be scheduled for the next Fine Hearing for review by the Fine Committee. All in favor; the motion passed unanimously.

Open Forum: (0) Homeowner was present.

Action Items: Manager was instructed to prepare the 2027 budget draft to be reviewed at the next meeting.

Upcoming meeting: Board of Directors Meeting scheduled for August 11th, 2026 at 7:00pm.

Adjournment: Aida Gonzalez motioned to adjourn the meeting at 7:52pm.

"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."