

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION INC
BOARD OF DIRECTORS MEETING
Tuesday, June 9th, 2026 at 7:00pm
Tivoli Woods Community Pool
9900 Tivoli Chase Drive, Orlando FL 32829

MEETING MINUTES

Attendees: Board Members present were Aida Gonzalez-President, Daniel Sweeney-Treasurer, and Nelson Alvarez-Director. Dorothy Torres-Vice-President and Thomas Brierly-Secretary 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, Nelson Alvarez seconded, to approve the agenda as written. All in favor, motion passed unanimously.

President's Report: Aida Gonzalez spoke about the County doing repairs to the Canal.

Treasurer's Report: There were no questions or concerns regarding the May 2026 financials. Aida Gonzalez motioned, Dan Sweeney seconded a motion to proceed with filing intent-to-lien notices on twelve eligible delinquent accounts. The motion passed unanimously. Aida Gonzalez motioned, Dan Sweeney seconded a motion to waive late assessment fees, late charges, and interest charges for accounts affected by issues with the payment processing system. The motions passed unanimously.

Approval of the Meeting Minutes: Aida Gonzalez motioned, Dan Sweeney seconded; to approve the minutes from the Board of Directors Meeting held on May 12th, 2026, as written. All in favor, motion passed unanimously.

Committee Reports:

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

New Business:

- a. Covenant Enforcement: Aida Gonzalez motioned, and Dan Sweeney seconded, to recommend that Account #0B0030, Account#0B0271 , Account#0B0095 and Account #0B0199 each be imposed a fine of \$100 per day, up to \$1,000. The accounts will be scheduled for the next Fine Hearing for review by the Fine Committee. All in favor; the motion passed unanimously.

Open Forum: (1) Homeowner was present. Owner asked questions about night swimming pool permit.

Action Items: Manager was instructed to request monthly irrigation inspection reports from Jeps Lawn Care.

Upcoming meeting: Board of Directors Meeting scheduled for July 14th, 2026 at 7:00pm.

Adjournment: Aida Gonzalez motioned to adjourn the meeting at 7:38pm.

"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."