TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION INC
ORGANIZATIONAL BOARD MEETING

Tuesday, September 8th, 2026 at 7:00pm
At Community Pool
9900 Tivoli Chase Drive, Orlando FL 32829

MEETING MINUTES

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

Call to order: Aida Gonzalez called the meeting at 7:00pm.

Proof of Notice: Notice was properly mailed in accordance with F.S. 720.

Determination of Officer Positions: Aida Gonzalez motioned to approve the rollover of the current board for the next term; Daniel Sweeney seconded. All in favor, motion carried.

Current Board Terms

Director	Position	Year Elected Appointed	Term	Seat Exp.
Aida Marquez	President	September 2026	1 year	September 2027
Dorothy Torres	Vice-President	September 2026	1 year	September 2027
Thomas Brierly	Secretary	September 2026	1 year	September 2027
Daniel Sweeney	Treasurer	September 2026	1 year	September 2027
Nelson Alvarez	Director	September 2026	1 year	September 2027

Adjournment: Aida Gonzalez motioned to adjourn at 7:02pm.

"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.

TIVOLI WOODS VILLAGE B HOMEOWNERS ASSOCIATION INC
BUDGET MEETING
Tuesday, September 8th, 2026 at 7:00pm
Community Pool Cabana
9900 Tivoli Chase Drive, Orlando FL 32829

MEETING MINUTES

Attendees: Board Members present were Aida Gonzalez-President, Daniel Sweeney-Treasurer and Thomas Brierly-Secretary. Dorothy Torres-Vice-President 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 7:03pm

Aida Gonzalez motioned, Daniel Sweeney 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 August 2026 financials. Dan Sweeney motioned, Aida Gonzalez to refer account# 0B0133 to the attorney for collection enforcement. All in favor, motion carried unanimously.

Approval of the Meeting Minutes: Aida Gonzalez motioned, Daniel Sweeney seconded; to approve the minutes from the Board of Directors Meeting held on August 11th, 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. 2027 Proposed Budget: Aida Gonzalez motioned, Daniel Sweeney seconded, to approve the 2027 Operating Budget for $256,280.00 and adopt the quarterly assessment of $215. All in favor, motion carried unanimously.
b. Covenant Enforcement: Daniel Sweeney motioned, Thomas Brierly seconded, to refer Account#0B0119 to the attorney for covenant enforcement. All in favor; the motion passed unanimously.

Open Forum: Five (5) homeowners were present. One homeowner expressed concern regarding a dark area where a light appeared to be out. Several homeowners asked questions regarding the budget and reserve funding. The Board addressed and responded to all questions and concerns presented.

Action Items: Aida Gonzalez will be ordering a bench and a bike rack for the community entrance.

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

Adjournment: Aida Gonzalez motioned to adjourn the meeting at 7:50pm.

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