

Tivoli Woods Service Association, Inc.
Board of Directors Meeting
August 27, 2009
Minutes

The meeting of the Board of Directors of the Tivoli Woods Service Association, Inc. was called to order at 7:15 pm by President Aida Gonzalez Present was: Aida Gonzalez, Atty. Patrick Willis of Gray Robinson, Bernie Mapili, J.R. Rosario. Beth Palmer represented Property First, Inc. Several homeowners attended the meeting. The meeting was held at Center Pointe Community Church in Orlando, Florida.

The first item on the agenda was Reading and Approval of Previous Minutes. The following corrections were made: Oakcrest is confident that they can receive the 67% ownership approval. J.R. was present through conference call. The next meeting will be held August 20, 2009. With those corrections the minutes were approved as read.

The next item on the agenda was Treasurers Report. Total assets include \$12,690.72. The financials were approved as read.

The next item on the agenda was Dissolving the Master Association (Attorney). Patrick Willis answered questions concerning the master association. St. Johns management has been contacted. The permits for the ret pond are already under the associations name so it would not be a problem to transfer those to the sub-association. Each sub-association is to handle their own proxies to dissolve the master. The service association must continue until all associations acquire the 67% to dissolve it. If only one sub-association acquires the 67%, they can remove themselves from the master association.

Patrick Willis left the meeting.

The next item on the agenda was Old Business. Association agreed to pay Patrick Willis \$678.37 which is half of the \$3,000 that he agreed to charge. Board agreed to communicate every 30 days by email to communicate the status of proxy account.

J.R. Rosario resigned. Motion made by Bernie Mapili, second by Aida Gonzalez. Melinda Newsenger was appointed to fill J.R. Rosario's position.

With no further business before the board, the meeting adjourned at 8:15 pm.

Respectfully Submitted
For the Secretary,

Beth Palmer
Property Manager
Tivoli Woods Service Association, Inc.