



**2022 Annual Meeting
of the
Twin Rivers HOA Members**

Oviedo, FL

March 10, 2022

Virtual Meeting



1. **Call to order - HOA President Bob White** -- Welcome/Introduction/Thanks to Volunteers
2. **Quorum?**
3. **Special Discussion Topics**
 - a. City Councilman Keith Britton – City of Oviedo Financial Challenges
 - b. Nick Dunleavy – Twin Rivers Golf Course
 - c. John Painter – HOA Board Secretary/Treasurer - Compelling compliance
 - d. HOA Member Agenda Period
4. **Reports of Officers and Committees**
 - a. President's Comments
 - b. Reports of Secretary/Treasurer, Architectural Review Committee (ARC), Community Appearance Committee, and Neighborhood Committee
5. **Composition of the Board of Directors (*No election to be Held*)**
 - a. Status
 - b. Invitation to Volunteer for Service
6. **Old or New Business (*None*)**

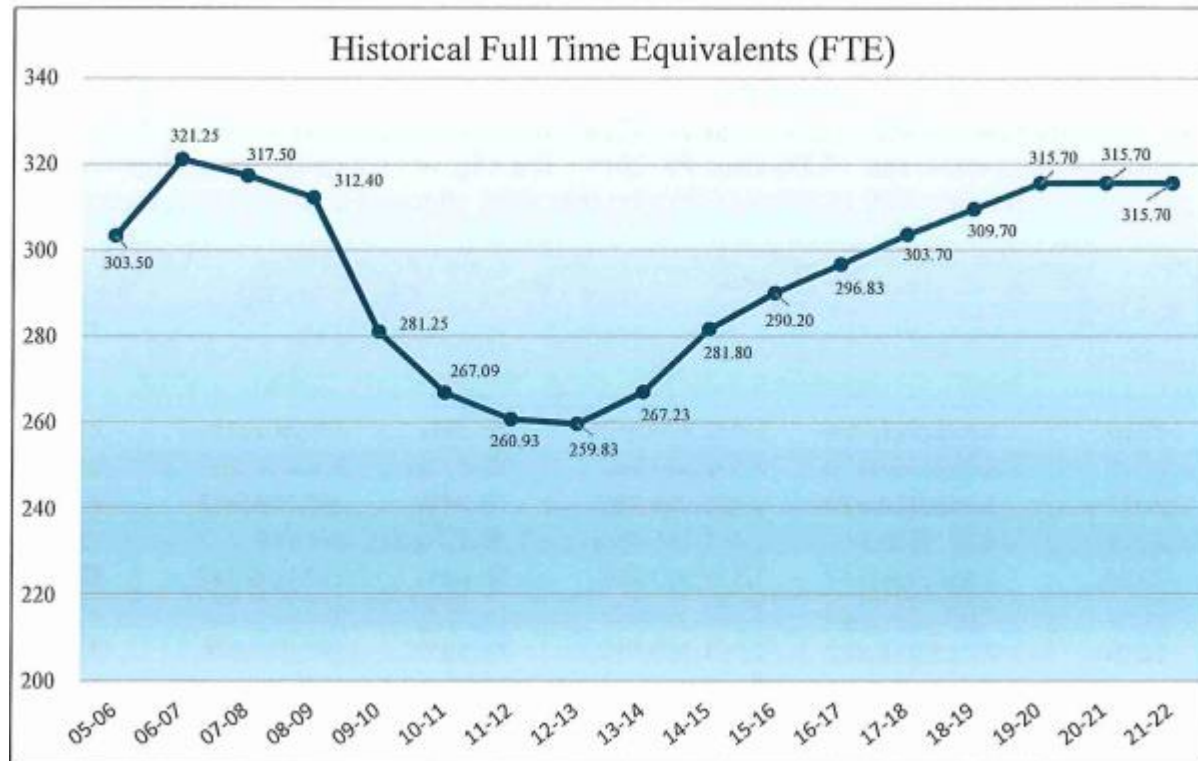


**Comments from
Councilman Keith Britton**



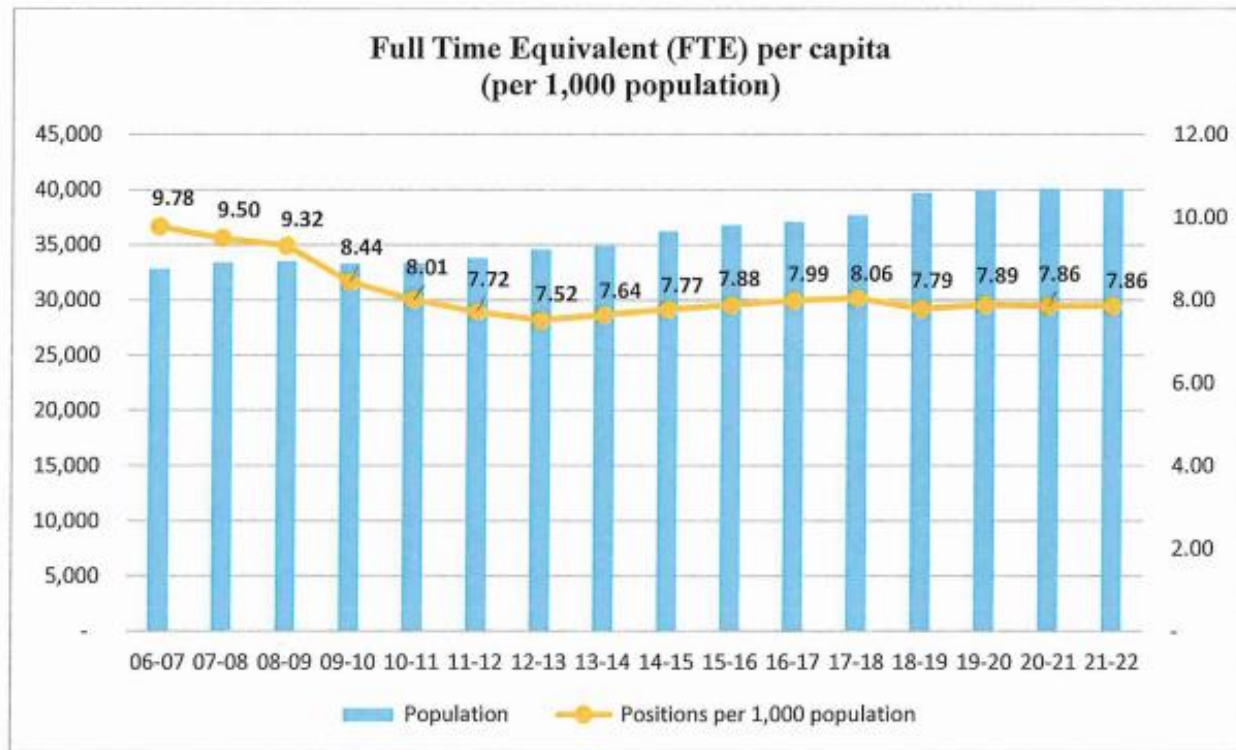
Comments from Councilman Britton

City of Oviedo - Statistical Information



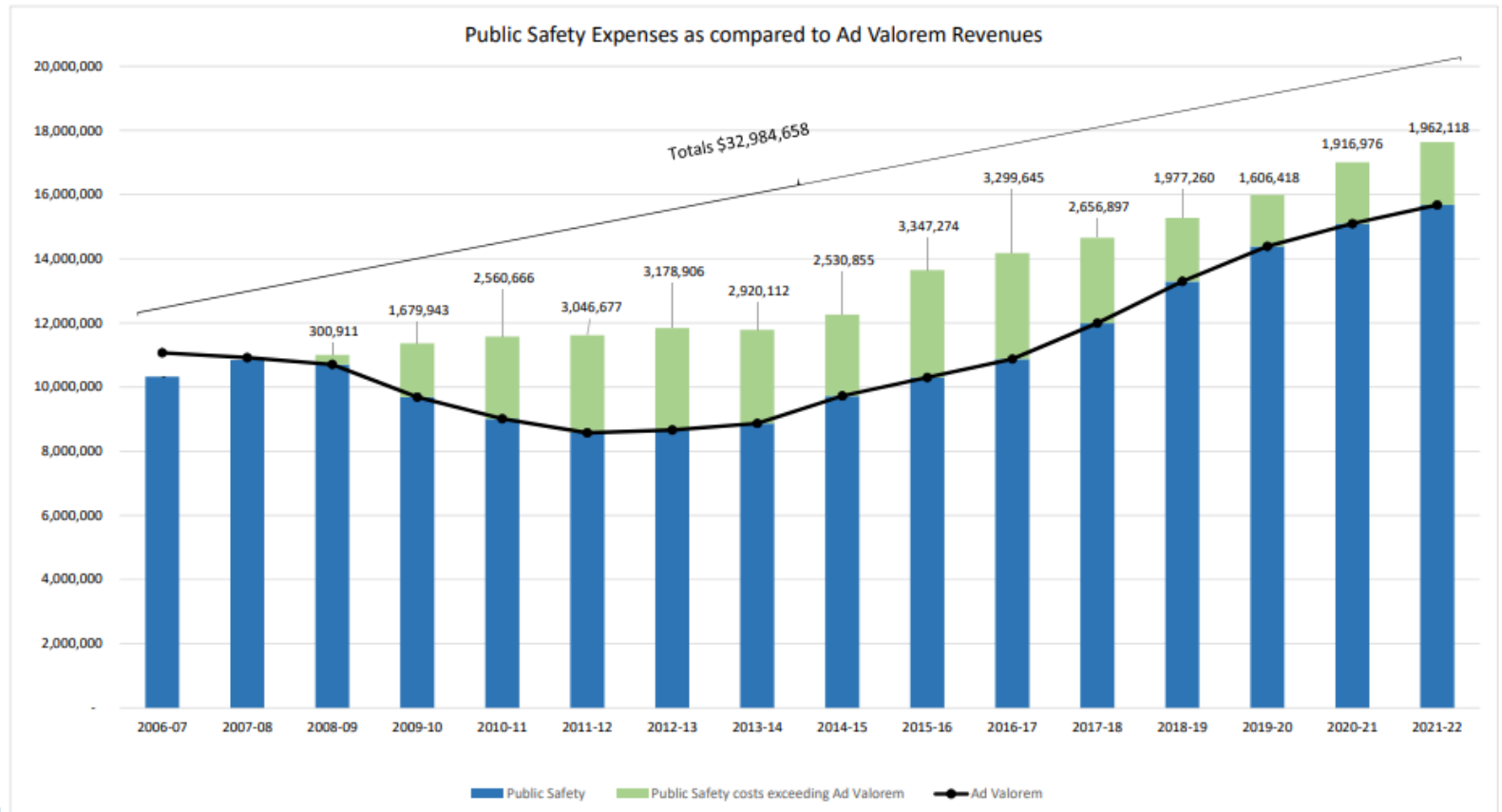


Comments from Councilman Britton





Comments from Councilman Britton





Twin Rivers Golf Course Update

**Nick Dunleavy
of
Down to Earth Golf Facility Services
(DTE Golf)**

**Management Company for
Twin Rivers Golf Course**



Topics for Discussion
Nick Dunleavy
DTE Golf

Participation

Instruction

Covid

Improvements

Vandalism

Trespassing

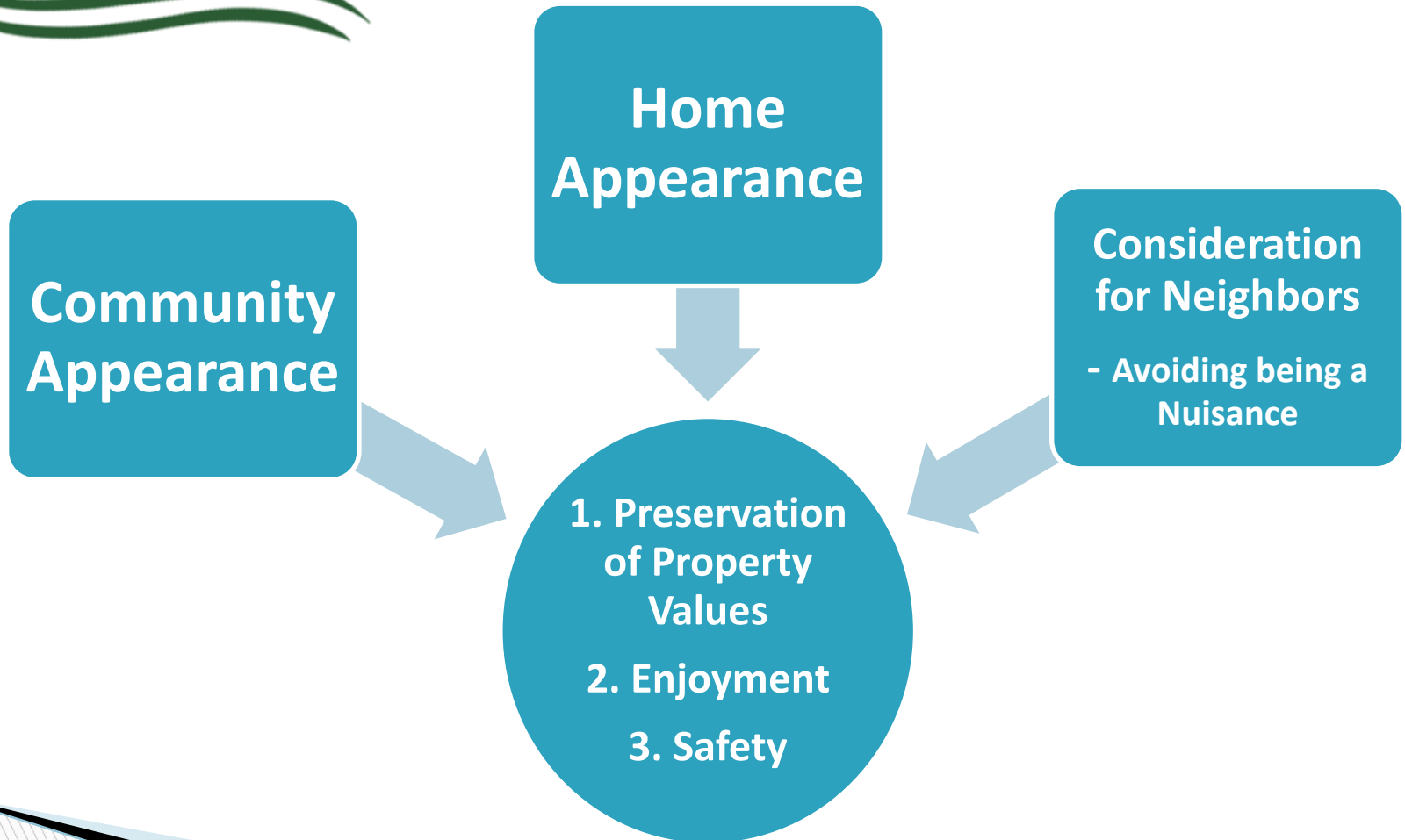


**Compelling Compliance
with
HOA Rules and Regulations**

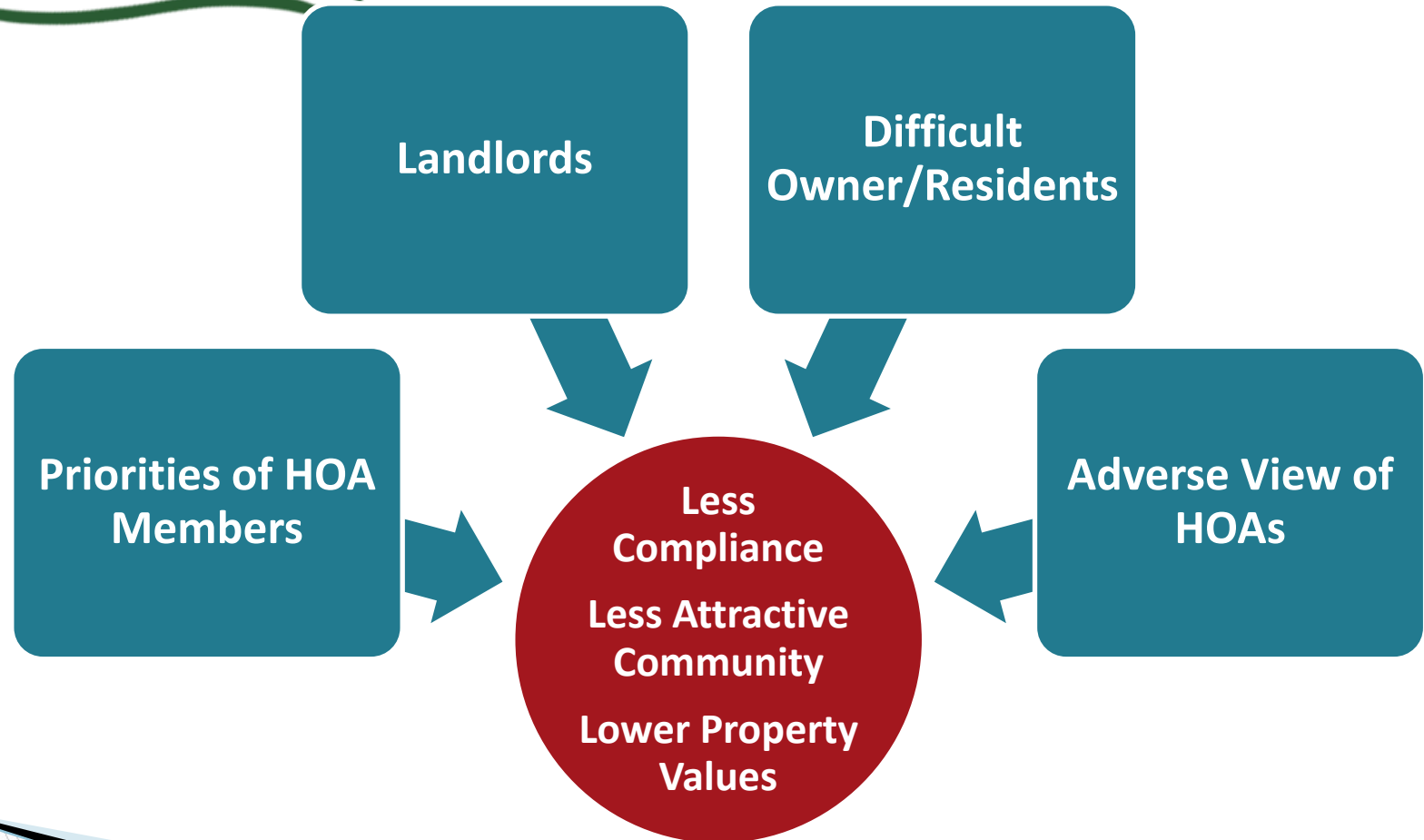
**John Painter
Secretary/Treasurer
Twin Rivers HOA**



Why HOA Enforcement Matters?

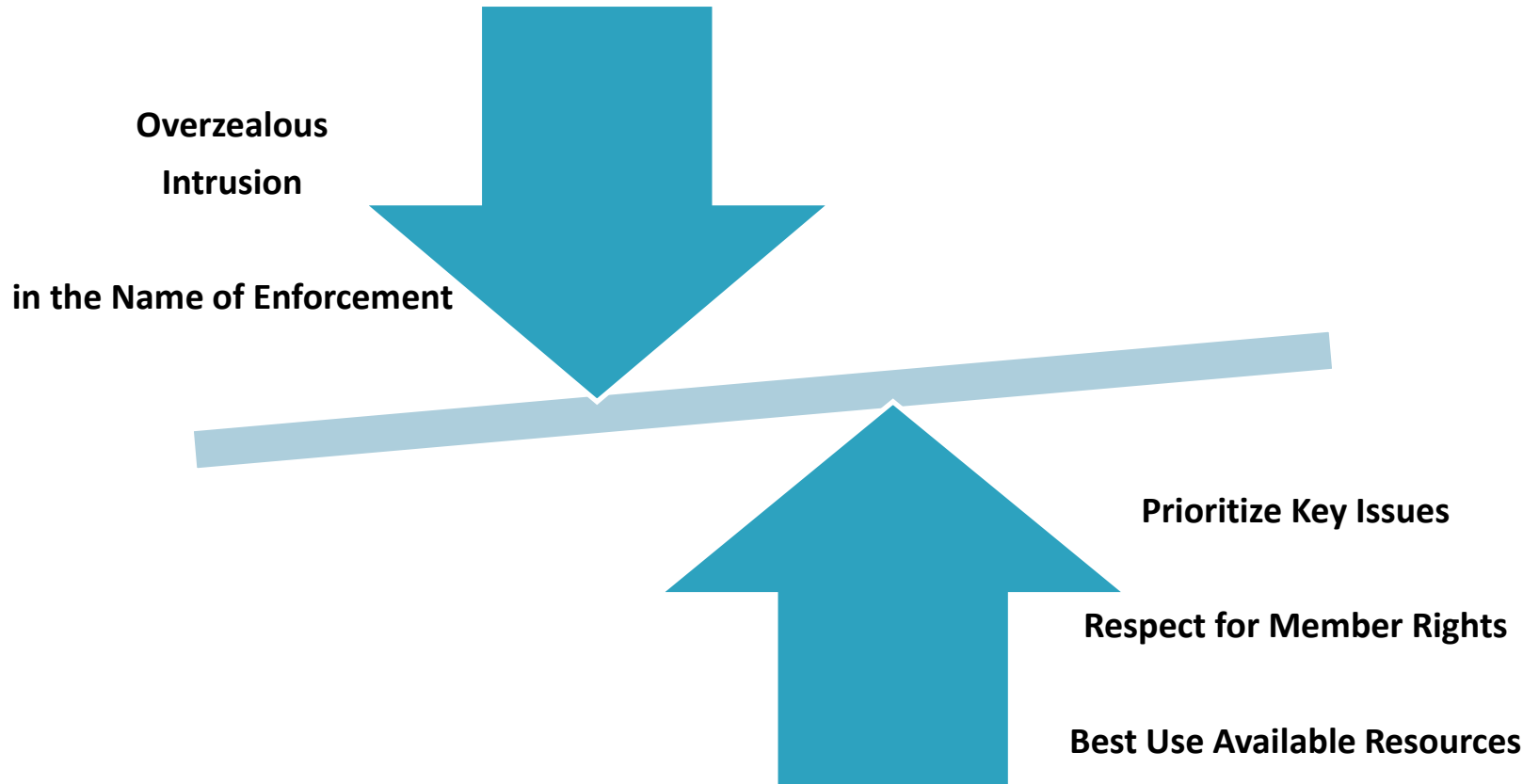


HOA Enforcement Issues





HOA Enforcement is a Balancing Act





Existing HOA Enforcement Process

Education/
Notices/
Persuasion

- Effective with most owner/residents
- Relies on responsibility and good intentions, neighborliness
- Not as effective with Landlords

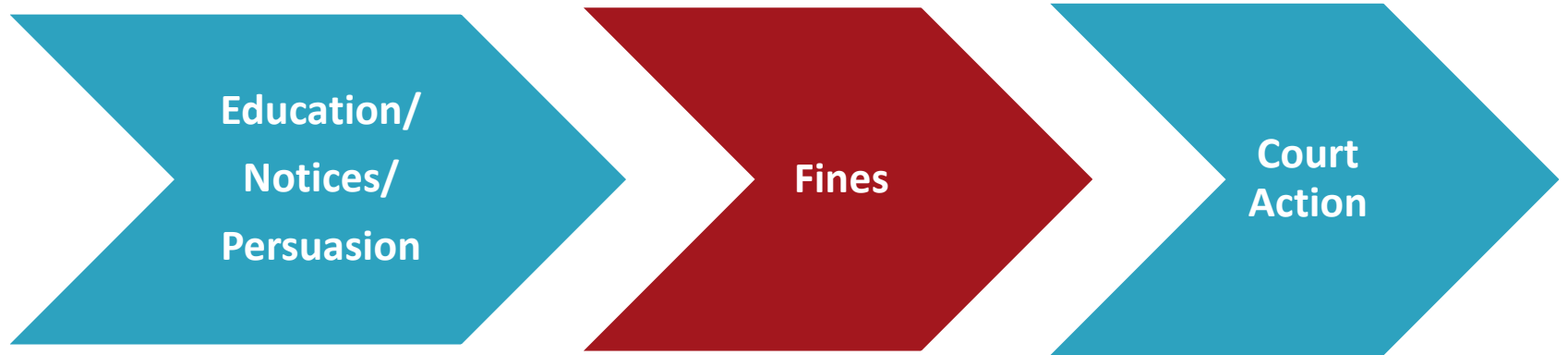
GAP

Court
Action

- Can be effective, when necessary, but also risky
- Very expensive and time consuming – for HOA Member and HOA
- Not desirable from a relationship perspective



Proposed Modified HOA Enforcement Process



- Very effective with most owner/residents
- Relies on responsibility and good intentions, neighborliness
- Not as effective with Landlords

- Target violations that cause significant nuisance
- More effective with difficult owner/residents and landlords
- Shift much of the costs from HOA to bad actor

- Can be effective, when necessary, but also risky
- Very expensive and time consuming – for HOA Member and HOA
- Not desirable from a relationship perspective



2021 in Review

Bob White
President
Twin Rivers HOA



2021
PRESIDENT'S YEAR END COMMENTS

Since city purchased the Golf Course in 2017 the course has steadily improved and is now profitable.

Good relationship with city has led to resolution of several issues (e.g., turn-over maintenance of two median strips to the city, right-of-way to Hide-a-Way Cove)

HOA Financials have been substantially improved (e.g., Est. of Goals and Objectives, Reserve Fund formalized).



2021

PRESIDENT'S YEAR END COMMENTS (Cont.)

Continued improvement in correspondence with members (e.g., quarterly newsletter, vastly improved website).

Covid-19. Responded by deferring new enforcement actions and extending annual fee payment

Increased size of Board from 7 to 9

Began development of a fining committee (for extreme neglect and renting violations)



2021
ARC Committee
and
Community Appearance Committee

-- A YEAR END SUMMARY

Cheryl Restagno, Siri Goberdhan, and Linda Dhennin

ARC Committee
and
Community Appearance Committee
Twin Rivers HOA



2021
ARC COMMITTEE A YEAR END SUMMARY

Pleasure of working with 170 homes

Redesigned the ARC form

Implemented new Color Book

Presented by: ARC Committee (Linda, Cheryl,
Gobie)



2021
COMMUNITY APPEARANCE YEAR END SUMMARY

**Completed the re-design of all Entranceways
& Islands except one.**

**Redesigned Christmas Decorations due
to improved Entrances**

**Updated all electrical outlets at
Entrances and Islands**

Presented by: Community Appearance
Committee (Linda, Cheryl, Gobie)



**Community Outreach/
Neighborhood Committee
Actions in 2021 and Plans for 2022**

Vivian Guerra, Chair

**Neighborhood Committee
Twin Rivers HOA**



2021

Community Outreach/Neighborhood Committee

- Formulated Committee to better reflect the scope of the Committee's involvement in the community
- Committee duties are: Newsletters, Garage Sales, Community Outreach, Food Drives, Christmas Decorations, etc.
- **Accomplishments:**
 - Hosted one community garage sale
 - Formulated & obtained budget for 2022
 - Provided 2022 Proposed Calendar of events

Presented by: Neighborhood Committee (Vivian Guerra)



2022 Neighborhood Committee

- Host 3 community garage sales
- Backpack Drive in July (school supplies)
- Food Drive (Pantry Collection) for local schools
- Community Outreach
- Possible Meet/pictures with Santa
- Oversee Christmas decorations
- Partner with HOPE Helps for Annual Christmas in the city

Presented by: Neighborhood Committee (Vivian Guerra)