

Members of the Board of Directors:

Bob White – President *
Tom Petrillo – Vice President
John Painter – Secretary/Treasurer *
Darrell Lopez *
Vivian (“Viv”) Guerra
Linda Dhennin

Property Manager

Dennis Kapsis – Sentry Management

Communications Committee

Tom Petrillo – Chair
John Painter

Architectural Review Committee

Cheryl Restagno - Chair
Siri Goberdhan – Vice Chair
Linda Dhennin - Secretary

Community Appearance Committee

Siri Goberdhan - Chair
Cheryl Restagno – Vice Chair

Neighborhood Committee

Viv Guerra – Chair
Tom Petrillo - Vice Chair

Twin Rivers Homeowners Association Inc.

**Monthly Board Meeting
Agenda**

Thursday November 17, 2022

6:30 pm

Virtual Meeting via WebEx

Page 1 of 3

* Nominating Committee Members

Because of the COVID-19 Issue, until further notice, all HOA Member and Board meetings will be held electronically. The public will have access to all electronic HOA meetings as explained below.

You are invited to join the meeting using either a computer or phone per the following instructions.

1. Option to Join using a Computer (Preferred because we may be sharing files you will want to view)

Please ensure your speakers are turned on but your mic is muted until you are recognized to speak.

Join by clicking the following link or copying and pasting the link into the browser on your computer.

<https://johnfpainter.my.webex.com/johnfpainter.my/j.php?MTID=m2f958e70665a24ef9a82e5f027fec492>

When you activate the link, your browser should open, you will see an option to [Join from your browser](#)

Click on that link and you will be asked to enter your name and email address (needed to identify you), and then click a button labeled “Join Meeting”. You also will have the option to download an app.

If you join using your browser, no software will be installed on your computer. The entire meeting will occur within your browser. For the best experience, please join using either Firefox or Chrome browsers updated to the latest version. Other browsers also will work if you do not already have one of those preferred browsers on your computer.

To be recognized to speak, prior to the meeting, please send an email to: Board@TwinRiversHOA.com to let me know you would like to be recognized. Please put Request to Speak in the subject line. When you hear your name called, un-mute your mic and you will have the floor. When done speaking, please mute your mic again.

Keeping your mic muted when you are not speaking will prevent background noise from your location disrupting the ability of other participants hear.

Also, please be sure your speakers are adjusted to a mid-range volume setting. If speakers are set to a max or high-range volume setting, your speakers will cause squealing/feedback thru your mic when it is not muted.

2. Option to Join by phone or video system

Dial in by phone: 1-415-655-0001 US Toll, Meeting number (access code): 2557 442 5237, Meeting password: 2022-11 (2022011 from phones and video systems)

Join by Mobile Device: Tap [+1-415-655-0001](tel:+1-415-655-0001),25574425237#2022011# US Toll

Join by video system, application, or Skype for business: Dial 25574425237@webex.com. You can also dial 173.243.2.68 and enter your meeting number.

See next Page(s) for the Meeting Agenda.

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Twin Rivers Homeowners Association Inc.

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6:30 pm

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Page 2 of 3

* Nominating Committee Members

1. Call to Order

2. Proposed Agenda Modifications if Any

a. Other agenda items?

3. Voice of the Members

HOA members are encouraged to make comments or raise issues of concern during this portion of the meeting. Speakers will be encouraged to be to the point and respectful. The time taken by Speakers may be limited by a motion duly passed by the Board. Comments of HOA Members may be allowed during other parts of the Meeting upon concurrence of the President and/or the Board Member(s) speaking.

4. Discussion Topics

a. Closed Session -- Rules Changes to Implement a Fining Process

- i. Receive Advice from Counsel

b. Planning for 2023 Operating Budget

c. Hurricanes Ian/Nicole

- i. Catch Basins Drainpipe maintenance for Residences at 1010 1012 1014 Shinnecock Hills Dr. and 1012 Quaker Ridge Ct.
- ii. Turtle Creek Flooding
- iii. HOA Member concerns that the Hideaway Cove development contributed to flooding in our community
- iv. Retention wall suggestion
- v. Other??

d. Changes Impacting John Painter’s Service to the Board

e. Major Compliance Actions – Status Report from Dennis

- i. Owner ID 600111 on Turnberry Dr
- ii. Owner ID 3A0049 on Kelly Creek Cr
- iii. Owner ID 3A0087 on McDaniel Creek Cr

f. Silcox Lawsuits Update

g. Other ARC, Community Appearance, and Enforcement Issues

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Twin Rivers Homeowners Association Inc.

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Agenda**

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6:30 pm

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Page 3 of 3

*** Nominating Committee Members**

- i. Payment Plan Requests (If any)
- ii. Other Matters from Management Report (If any)
- iii. Other

5. Minutes from Prior Meetings

- a. August, September, and October Meetings

6. Reports (Abbreviated)

- a. President’s Report
- b. Treasurer’s Report
- c. ARC Report
- d. Community Appearance Committee Report

7. Adjournment

Members of the Board of Directors:
Bob White – President *
Tom Petrillo – Vice President
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Neighborhood Committee
Viv Guerra – Chair
Tom Petrillo - Vice Chair

Twin Rivers Homeowners Association Inc.

Monthly Board Meeting Agenda

Minutes

Thursday August 11, 2022

* Nominating Committee Members

A. Meeting Record

- Meeting was called to order by 6:30 pm by John Painter
- Board Members present were as noted below under “Motions.”
- A quorum was present throughout the meeting.
- Dennis Kapsis, Property Manager, with Sentry Management was in attendance.
- HOA Members in Attendance – approx. 8
- Meeting was held electronically due to COVID-19 using WebEx.
- Links to the meeting were distributed via email to all HOA Members on the mailing list.
- Meeting was adjourned at approximately 8:19 pm.

B. Agenda

Agenda of the HOA Board Meeting

1. Call to Order
2. Proposed Agenda Modifications if Any
 - a. Other agenda items?
3. Voice of the Members

HOA members are encouraged to make comments or raise issues of concern during this portion of the meeting. Speakers will be encouraged to be to the point and respectful. The time taken by Speakers may be limited by a motion duly passed by the Board. Comments of HOA Members may be allowed during other parts of the Meeting upon concurrence of the President and/or the Board Member(s) speaking.

4. Discussion Topics

Monthly Board Meeting Agenda

Minutes

Thursday August 11, 2022

Members of the Board of Directors:

- Bob White – President *
- Tom Petrillo – Vice President
- John Painter – Secretary/Treasurer *
- Darrell Lopez *
- Vivian (“Viv”) Guerra
- Linda Dhennin

Architectural Review Committee

- Cheryl Restagno - Chair
- Siri Goberdhan – Vice Chair
- Linda Dhennin

**Community Appearance
Committee**

- Siri Goberdhan - Chair
- Cheryl Restagno – Vice Chair

Property Manager

Dennis Kapsis – Sentry Management

Neighborhood Committee

- Viv Guerra – Chair
- Tom Petrillo - Vice Chair

Communications Committee

- Tom Petrillo – Chair
- John Painter

* Nominating Committee Members

- a. Request for Variance to Install a Fence on a Golf Course Lot (Please see Attachment A)**
- b. Consideration of Referring 3 HOA Members to our Attorney for Compliance Actions**

The three homes list below are among the worst in the HOA in terms of failure to comply with HOA Rules. In each case, the condition and appearance of the subject property has become a significant nuisance for surrounding neighbors and the HOA as a whole.

As a result, the Board will consider directing Sentry Management to work with our attorney, Larsen and Associates, to take appropriate action to compel the homeowners to bring the property into compliance. Generally, the actions will begin with a demand letter from the attorney, then a proposal for mediation as required by FL law, and then, if necessary, the filing of a lawsuit against the homeowner and if applicable against a renter.

- i. Owner ID 600111 on Turnberry Dr
- ii. Owner ID 3A0049 on Kelly Creek Cr
- iii. Owner ID 3A0087 on McDaniel Creek Cr

c. ARC, Community Appearance, and Enforcement Issues

- i. Payment Plan Requests (If any)
- ii. Other Matters from Management Report (If any)
- iii. Other

5. Minutes from Prior Meetings

- a. June 2022 Meeting – Cancelled – No minutes
- b. July 2022 Meeting – See Draft at end of package

6. Reports (Abbreviated)

- a. President’s Report
- b. Treasurer’s Report
- c. ARC Report
- d. Community Appearance Committee Report

7. Adjournment

Members of the Board of Directors:
 Bob White – President *
 Tom Petrillo – Vice President
 John Painter – Secretary/Treasurer *
 Darrell Lopez *
 Vivian (“Viv”) Guerra
 Linda Dhennin

Architectural Review Committee
 Cheryl Restagno - Chair
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 Linda Dhennin

Twin Rivers Homeowners Association Inc.

**Monthly Board Meeting
 Agenda**

Minutes

Property Manager
 Dennis Kapsis – Sentry Management

**Community Appearance
 Committee**
 Siri Goberdhan - Chair
 Cheryl Restagno – Vice Chair

Thursday August 11, 2022

Communications Committee
 Tom Petrillo – Chair
 John Painter

Neighborhood Committee
 Viv Guerra – Chair
 Tom Petrillo - Vice Chair

* Nominating Committee Members

C. Decisions

#	Motion Title	Motion		Vote					
		By	Second	Bob	Tom	Darrell	John	Vivian	Linda
				B	T	D	J	V	L
	Board Members Present?			NA	Y	Y	Y	Y	Y
1	Motion would be to deny the request for a variance to install a 5-foot open style fence on or near the property line abutting the Golf Course.	J	D	NA	Y	Y	Y	N	N
2	Send Bob or Darrell to see City Manager about this issue	D	L	NA	Y	Y	Y	Y	Y
3	Seek advice from Counsel as to what the HOA should do and should not do to try to help	T	J	NA	Y	Y	Y	Y	Y
3	Owner ID 600111 on Turnberry Dr – Hold off so	J	D	NA	Y	Y	Y	Y	Y

**Monthly Board Meeting
Agenda**

Minutes

Thursday August 11, 2022

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 Linda Dhennin

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 Cheryl Restagno - Chair
 Siri Goberdhan – Vice Chair
 Linda Dhennin

Community Appearance Committee
 Siri Goberdhan - Chair
 Cheryl Restagno – Vice Chair

Neighborhood Committee
 Viv Guerra – Chair
 Tom Petrillo - Vice Chair

Property Manager
 Dennis Kapsis – Sentry Management

Communications Committee
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* Nominating Committee Members

#	Motion Title	Motion		Vote					
		By	Second	Bob	Tom	Darrell	John	Vivian	Linda
				B	T	D	J	V	L
	Board Members Present?			NA	Y	Y	Y	Y	Y
	long as progress is being made and communications happening								
4	Owner ID 3A0049 on Kelly Creek Cr	J	T	NA	Y	Y	Y	Y	Y
5	Owner ID 3A0087 on McDaniel Creek Cr	J	T	NA	Y	Y	Y	Y	Y
6	Adjourn								

Members of the Board of Directors:

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Twin Rivers Homeowners Association Inc.

**Monthly Board Meeting
Agenda**

Minutes

Thursday August 11, 2022

Respectfully submitted,

John F. Painter
HOA Board Secretary and Treasurer

Members of the Board of Directors:

Bob White – President *
Tom Petrillo – Vice President
John Painter – Secretary/Treasurer *
Darrell Lopez *
Vivian (“Viv”) Guerra
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Architectural Review Committee

Cheryl Restagno - Chair
Siri Goberdhan – Vice Chair
Linda Dhennin

Community Appearance Committee

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Cheryl Restagno – Vice Chair

Neighborhood Committee

Viv Guerra – Chair
Tom Petrillo - Vice Chair

Property Manager

Dennis Kapsis – Sentry Management

Communications Committee

Tom Petrillo – Chair
John Painter

Monthly Board Meeting

Minutes

Thursday September 23, 2022

* Nominating Committee Members

A. Meeting Record

- Meeting was called to order by 6:00 pm by Bob White
- Board Members present were as noted below under “Motions.”
- A quorum was present throughout the meeting.
- Dennis Kapsis, Property Manager, with Sentry Management was in attendance.
- HOA Members in Attendance – approx. 2
- Meeting was held electronically due to COVID-19 using WebEx.
- Links to the meeting were distributed via email to all HOA Members on the mailing list.
- Meeting was adjourned at approximately 7:45 pm.

B. Agenda

1. Call to Order
2. Discussion Topics
 - a. Burnham LLC Contract
 - b. Alternatives
3. Adjournment

Members of the Board of Directors:
 Bob White – President *
 Tom Petrillo – Vice President
 John Painter – Secretary/Treasurer *
 Darrell Lopez *
 Vivian (“Viv”) Guerra
 Linda Dhennin

Architectural Review Committee
 Cheryl Restagno - Chair
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Twin Rivers Homeowners Association Inc.

Monthly Board Meeting

Minutes

Property Manager
 Dennis Kapsis – Sentry Management

Community Appearance Committee
 Siri Goberdhan - Chair
 Cheryl Restagno – Vice Chair

Thursday September 23, 2022

Communications Committee
 Tom Petrillo – Chair
 John Painter

Neighborhood Committee
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* Nominating Committee Members

C. Decisions

#	Motion Title	Motion		Vote					
		By	Second	Bob	Tom	Darrell	John	Vivian	Linda
				B	T	D	JP	V	L
	Board Members Present?			Y	Y	Y	Y	NA	Y
1	Terminate Burnham per drafted motion			Y	Y	Y	Y	NA	Y
2	Hire Exclusive per drafted motion			Y	Y	Y	Y	NA	Y
6	Adjourn								

Respectfully submitted,

John F. Painter
 HOA Board Secretary and Treasurer

Members of the Board of Directors:
Bob White – President *
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John Painter – Secretary/Treasurer *
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Property Manager
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John Painter

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Neighborhood Committee
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Twin Rivers Homeowners Association Inc.

Monthly Board Meeting

Minutes

Thursday October 13, 2022

* Nominating Committee Members

A. Meeting Record

- Meeting was called to order by 6:30 pm by Bob White
- Board Members present were as noted below under “Motions.”
- A quorum was present throughout the meeting.
- Dennis Kapsis, Property Manager, with Sentry Management was in attendance.
- HOA Members in Attendance – approx. 2
- Meeting was held electronically due to COVID-19 using WebEx.
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- Meeting was adjourned at approximately 7:45 pm.

B. Agenda

1. Call to Order
2. Proposed Agenda Modifications if Any
 - a. Other agenda items?
3. Voice of the Members

HOA members are encouraged to make comments or raise issues of concern during this portion of the meeting. Speakers will be encouraged to be to the point and respectful. The time taken by Speakers may be limited by a motion duly passed by the Board. Comments of HOA Members may be allowed during other parts of the Meeting upon concurrence of the President and/or the Board Member(s) speaking.

4. Discussion Topics
 - a. Hurricane Ian

Monthly Board Meeting

Minutes

Thursday October 13, 2022

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* Nominating Committee Members

- i. Issues encountered in Twin Rivers
- ii. Enforcement stand-down during cleanup/recovery
- iii. Ideas for helping affected HOA Members

b. Major Compliance Actions – Status Report from Dennis

- i. Owner ID 600111 on Turnberry Dr
- ii. Owner ID 3A0049 on Kelly Creek Cr
- iii. Owner ID 3A0087 on McDaniel Creek Cr

c. Silcox Lawsuits Update

d. Other ARC, Community Appearance, and Enforcement Issues

- i. Potential New Committee Member (Cheryl)
- ii. Payment Plan Requests (If any)
- iii. Other Matters from Management Report (If any)
- iv. Other

5. Minutes from Prior Meetings

- a. None

6. Reports (Abbreviated)

- a. President’s Report
- b. Treasurer’s Report
- c. ARC Report
- d. Community Appearance Committee Report

7. Adjournment

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Twin Rivers Homeowners Association Inc.

Monthly Board Meeting

Minutes

Property Manager
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Thursday October 13, 2022

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C. Decisions

#	Motion Title	Motion		Vote					
		By	Second	Bob	Tom	Darrell	John	Vivian	Linda
				B	T	D	JP	V	L
	Board Members Present?			Y	Y	NA	Y	NA	Y
1	Rules against RV parking, pods, and yard debris will be waived for those damaged by Ian until repairs are made.	J	T	Y	Y	NA	Y	NA	Y
2	Approve Exclusive Landscaping Estimates 244 and 245 for storm clean-up totaling \$3,400	J	L	Y	Y	NA	Y	NA	Y
3	Board appoint Mike Frankewich to the CAC and ARC	J	B	Y	Y	NA	Y	NA	Y
6	Adjourn								

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Minutes

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Respectfully submitted,



John F. Painter
HOA Board Secretary and Treasurer