

**Board of Directors:**

Bob White – President  
 Tom Petrillo – Vice President  
 Darrell Lopez  
 Vivian (“Viv”) Guerra  
 James Ransom  
 Don Partain – Vice Secretary  
 Chris Floegel - Vice Treasurer

**Neighborhood Committee**

Viv Guerra – Chair  
 Tom Petrillo - Vice Chair

**Nominating Committee**

Bob White – Chair  
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**Architectural Review Committee**

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**Community Appearance Committee**

Lori Topor  
 Oskar Abboud  
 Mark White  
 Mike Frankewich

**Property Manager**

Dennis Kapsis – Sentry Management

**Other Officers**

John Painter – Secretary/Treasurer

Twin Rivers  
 Homeowners Association Inc.

## **AGENDA for Board of Directors Meeting**

**Thursday Nov 9, 2023**

**7 pm**

**Virtual Meeting via WebEx**

**(See below for meeting  
 access instructions)**

**Page 1 of 4**

***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=m79d5714d56a61d3f3f8c8219c7ad3542>

When you activate the link, unless you have installed the Webex App. 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](mailto: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 to 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 through 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): 2559 685 8941, Meeting password: 2023-11 (2023011 from phones and video systems)

**Join by Mobile Device:** Tap [+1-415-655-0001,,25596858941#2023011#](tel:+1-415-655-0001,25596858941#2023011#) US Toll

**Join by video system, application, or Skype for business:** Dial [25596858941@webex.com](tel:25596858941@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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**Property Manager**

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**Other Officers**

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## AGENDA for Board of Directors Meeting

**Thursday Nov 9, 2023  
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Page 2 of 4

**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. Planning to return to in-person meetings**

- i. When? (e.g. beginning January)
- ii. Where? (e.g., golf course, Oviedo Presbyterian Church, Seminary, OOP, other?)
- iii. Hybrid? (Want to provide for virtual participation – need good mic and speaker tied to a computer)

**b. Review Action on Prior Month’s Motions**

- i. Hold on Further Action toward Mediation, improvements being made, Dennis to update -- Owner ID 3A0049 on Kelly Creek Cr –(Dennis)
- ii. Owner ID 3A0087 on McDaniel Creek Cr, letter sent but no response, Dennis to follow-up with attorney re: next steps and advise at next Board meeting (Dennis)
- iii. Update on Repairs to irrigation system (Mike, Bob, Dennis, others?)

**c. Major Compliance Actions – Status Report**

- i. Silcox Matter, Hearing being scheduled early 2024, John to testify
- ii. Referral to Attorney for collection from Owner ID 100096 on HART BRANCH DR (Dennis) – Balance due thru October of \$1,157, lien filed 8/19

**d. Aggressive Dog on Turnberry**

- i. Status update, Have owners/dog moved from neighborhood? (Oskar)

**e. Preparation of 2024 Budget**

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- i. Board passed motion to prepare budget without changing dues levels
- ii. Priorities discussed in October
- iii. Discuss:
  - 1. Planning for Special Grounds Projects – Operating and Reserves
  - 2. Review first pass at Budget

**f. Hurricanes Ian/Nicole (as appropriate) (John/Bob/Affected Owners)**

- i. Update re: Catch Basins Drainpipe maintenance for Residences at 1010 1012 1014 Shinnecock Hills Dr. and 1012 Quaker Ridge Ct.
- ii. Update re: Turtle Creek Pipe Issues
- iii. Other??

**g. Other 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. October 2024 Meeting

**6. Reports (Abbreviated)**

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

**7. Adjournment**

**Board of Directors:**

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## Minutes of the Board of Directors Meeting

Thursday Oct 12, 2023

7 pm

Virtual Meeting via WebEx

(See below for meeting  
access instructions)

Page 1 of 6

### Board of Directors:

Bob White – President  
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## A. Meeting Record

- Meeting was called to order by 7:05 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 not in attendance.
- HOA Members in Attendance – approx. 10
- The meeting was held electronically using WebEx.
- Links to the meeting were distributed via email to all HOA Members on the mailing list.
- The meeting was adjourned at approximately 8:20 pm.

## Minutes of the Board of Directors Meeting

Thursday Oct 12, 2023  
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Page 2 of 6

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## 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. Review Action on Prior Month’s Motions

- i. Letter to demand Mediation -- Owner ID 3A0049 on Kelly Creek Cr – Sent? (Dennis)
- ii. Letter to demand Mediation - Owner ID 3A0087 on McDaniel Creek Cr – Sent? (Dennis)
- iii. Updates to form of Financial Summary (Dennis)

### b. Major Compliance Actions – Status Report

- i. Silcox Matter
  1. Filing (John)
  2. Lien (Dennis)
- ii. Owner ID 3A0049 on Kelly Creek Cr – Mediation
- iii. Owner ID 3A0087 on McDaniel Creek Cr - Refer to Attorney?

### c. Aggressive Dog

- i. Status update
- ii. Potentially, consider motion to have dog removed from the community

### d. Preparation of 2024 Budget (Draft in November)

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- i. Special “Grounds/Facilities” Project Budget (Input needed from Community Appearance Committee)
- ii. Other portions of Budget (Input needed from Board Members)
- iii. Priorities (See Attachment A to Agenda)

### e. Hurricanes Ian/Nicole (as appropriate) (John/Bob/Affected Owners)

- i. Update re: Catch Basins Drainpipe maintenance for Residences at 1010 1012 1014 Shinnecock Hills Dr. and 1012 Quaker Ridge Ct.
- ii. Update re: Turtle Creek Pipe Issues
- iii. Other??

### f. Other 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. Feb, April, June, and July 2023 – Approved in Aug
- b. Aug 2023

## 6. Reports (Abbreviated)

- a. President’s Report
- b. Treasurer’s Report
- c. ARC Report
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## 7. Adjournment

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**Minutes of the  
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**C. Decisions**

#	Motion Title	Motion		Vote						
		By	Second	Bob	Tom	Darrell	Vivian	James	Don	Chris
				B	T	D	V	J	D	C
	Board Members Present?			Y	Y	Y	Y	Y	Y	Y
1	Owner ID 3A0049 Kelly Cr., letter of Mediation sent and received, Hold on further action on improvement has been made, Dennis to monitor, and update monthly.	D	B	Y	Y	Y	Y	Y	Y	Y
2	Owner ID 3A0087 on McDaniel Creek Cr, letter sent but no response, Dennis to follow-up with attorney re: next steps and advise at next Board meeting	D	T	Y	Y	Y	Y	Y	Y	Y
<b>Tom left meeting at 7:50 pm</b>										



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#	Motion Title	Motion		Vote						
		By	Second	Bob	Tom	Darrell	Vivian	James	Don	Chris
				B	T	D	V	J	D	C
	Board Members Present?			Y	Y	Y	Y	Y	Y	Y
3	No dues increase for 2024 for budget	D	B	Y	NA	Y	Y	Y	Y	Y
4	Approve minutes as submitted for Feb, April, June, and July 2023	D	B	Y	NA	Y	Y	Y	Y	Y
5	Approve minutes as submitted for Aug 2023	B	D	Y	NA	Y	Y	Y	Y	Y
	Adjourn									

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Respectfully submitted,



John F. Painter  
HOA Board Secretary and Treasurer