

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
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Nominating Committee

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Architectural Review Committee

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James Ransom

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 Jan 11, 2024
7 pm
Virtual Meeting via WebEx
(See below for meeting
access instructions)**

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=m8a231823f0fb228ff2a72b2e3d71f6f9>

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 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): 2552 330 4021, Meeting password: 2024-01 (2024001 from phones and video systems)

Join by Mobile Device: Tap [+1-415-655-0001](tel:+1-415-655-0001), [25523304021#2024001#](tel:+1-415-655-0001) US Toll

Join by video system, application, or Skype for business: Dial [25523304021@webex.com](tel:+1-415-655-0001). 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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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 in Feb - update

b. Review Action on Prior Month’s Motions

- i. Update on Repairs to irrigation system (Mike, Bob, Dennis, others?)
- ii. Owner ID 3A0087 on McDaniel Creek Cr Dennis to follow up on Mediation
- iii. 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 – Dennis to update
- iv. Plan to replace electric system at Monuments - Darrell

c. Major Compliance Actions

- i. Noise Complaints – Shinnecock Hills (Dennis)
- ii. Silcox Matter (No update needed)
- iii. Boat complaints – Dennis Update

d. 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.

e. Landscaping Contract Issues

- i. Consideration of new contract

f. Other ARC, Community Appearance, and Enforcement Issues

- i. Payment Plan Requests (If any)

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- ii. Other Matters from Management Report (If any)
- iii. Other

5. Minutes from Prior Meetings

- a. December 2023 Meeting

6. Reports (Abbreviated)

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

7. Adjournment

Minutes of the Board of Directors Meeting

Thursday Dec 14, 2023
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A. Meeting Record

- Meeting was called to order by 7:00 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. 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 7:35 pm.

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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

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4. Discussion Topics

- a. Planning to return to in-person meetings - update

- b. Review Action on Prior Month’s Motions

- i. Update on Repairs to irrigation system (Mike, Bob, Dennis, others?)
 - ii. Owner ID 3A0087 on McDaniel Creek Cr Bob and Dennis to go to the house – status report
 - iii. 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

- c. Major Compliance Actions – Status Report

- i. Silcox Matter (No update needed)
 - 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. 2024 Budget

- i. Consider a motion to approve the budget

- 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.

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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. November 2024 Meeting

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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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? | | | NA | Y | Y | NA | Y | Y | Y |
| 1 | Approve Budget as Submitted | D | T | NA | Y | Y | NA | Y | Y | Y |
| 2 | Owner ID 3A0087 on McDaniel Creek Cr Bob and Dennis to go to the house | Letter of mediation sent; no response yet. | | | | | | | | |
| 3 | 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 | Sent demand for payment. Notice period runs to 1/18/2024. Discuss next steps in Feb. | | | | | | | | |
| 4 | Plan to replace electric system at monuments; Darrell to develop estimate and plan, and return to Board for authorization. | T | J | NA | Y | Y | NA | Y | Y | Y |

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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? | | | NA | Y | Y | NA | Y | Y | Y |
| 5 | Approve Minutes as Submitted | D | C | NA | A | Y | NA | Y | Y | Y |

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Respectfully submitted,



John F. Painter
HOA Board Secretary and Treasurer