

**Board of Directors:**

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

**Neighborhood Committee**

Viv Guerra – Chair  
Tom Petrillo - Vice Chair

**Nominating Committee**

Bob White – Chair  
Viv Guerra  
Darrell Lopez

**Architectural Review Committee**

Darrell Lopez – Chair  
Viv Guerra  
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 Feb 8, 2024  
7 pm**

**Keller Williams/Teams  
59 Alafaya Woods Blvd,  
Oviedo, FL 32765  
(See below for Teams  
instructions)**

**Page 1 of 2**

**All HOA Member and Board meetings will be held in-person with a Virtual Meeting option. 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://teams.live.com/joinmeeting/9389555429402?p=VSkXUN3rJeBCIPvQ>

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.**

**Join on your computer, mobile app or room device**

[Click here to join the meeting](#)

Meeting ID: 938 955 542 940 2

Passcode: RS3Mrz

[Download Teams](#) | [Join on the web](#)

**See next Page(s) for the Meeting Agenda.**

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**7:00 PM Annual Meeting of the HOA Members**

**1. Call to order (10 minutes)**

Welcome/Introduction/Thanks to Volunteers

**2. Special Discussion Topics (30 minutes)**

- a. Special Speaker-TBD
- b. HOA Member Agenda Period – Please let us know of topics of interest to you.

**2. Reports of Officers and Committees (20 minutes)**

- a. President’s Comments
- b. Reports of Secretary/Treasurer, Architectural Review Committee (ARC), Community Appearance Committee, and Neighborhood Committee

**3. Composition of the Board of Directors (No election to be Held)**

**4. Old or New Business (None)**



## 2024 Annual Twin Rivers HOA Meeting



# Your HOA Team

## Board of Directors

Bob  
White

Tom  
Petrillo

Darrell  
Lopez

Vivian  
Guerra

James  
Ransom

Donald  
Partain

Chris  
Flogel

President

Vice President

ARC Chair

Neighborhood  
Committee

ARC Member

Vice Secretary

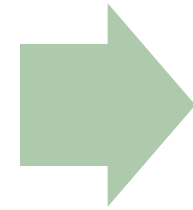
Vice Treasurer



# Improvements to the Community

## Future Opportunities

- Develop a plan for aging retaining walls throughout the community
- Bring back a neighborhood gathering
- Fining System
- Pressure Washing



## In Process

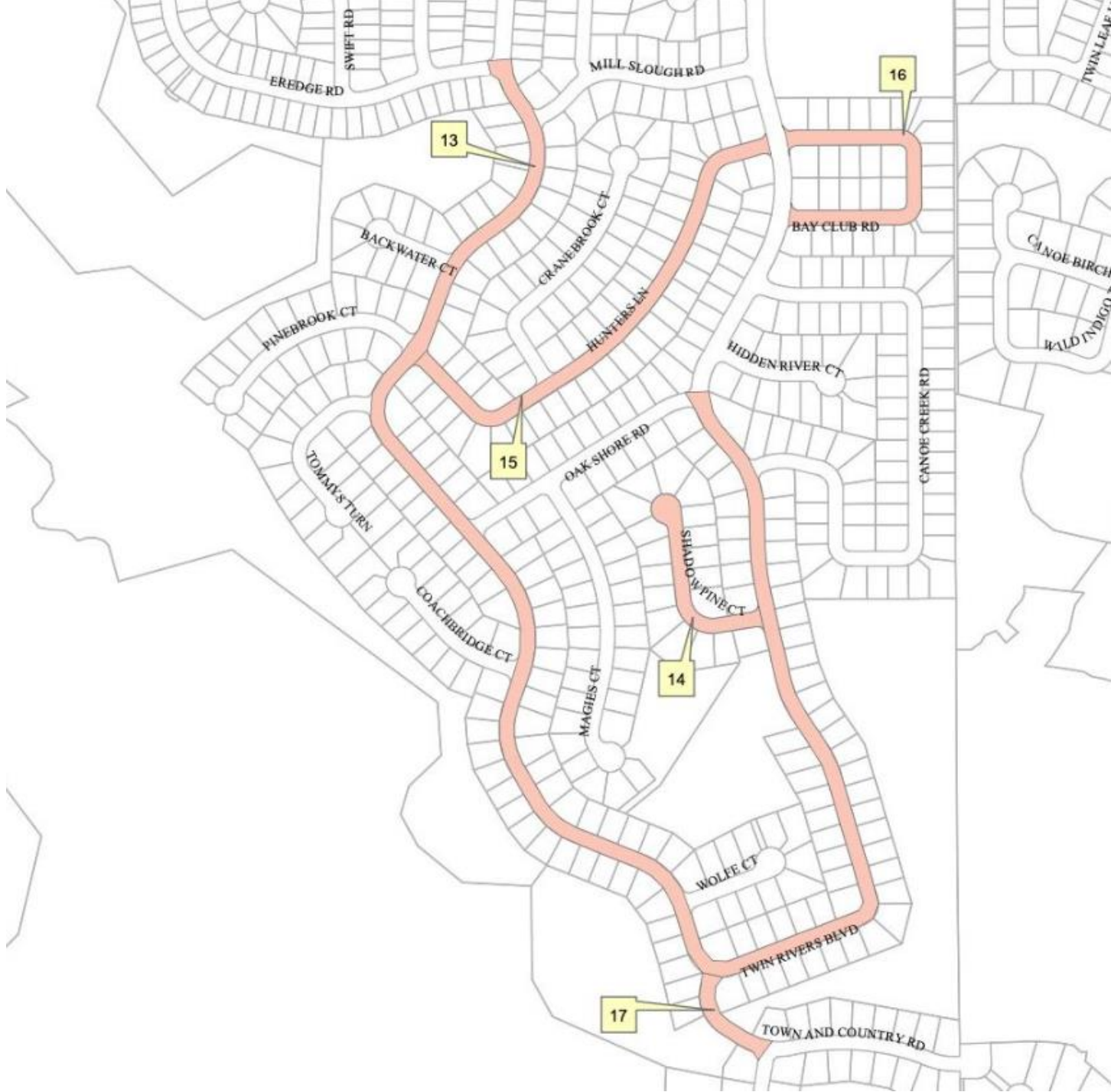
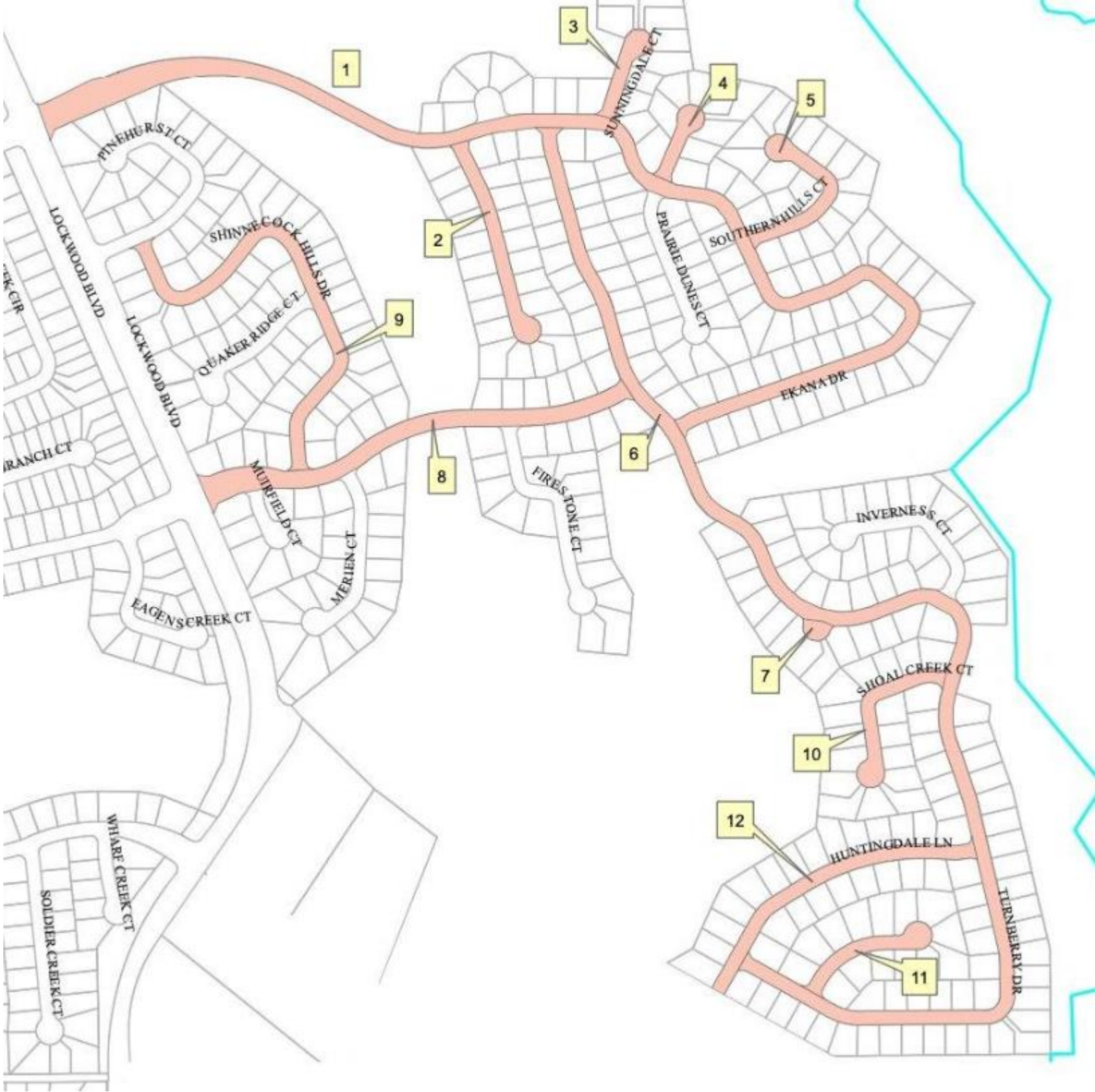
- Continued evaluation of our irrigation system
- Water meter replacement throughout the community
- Landscaping updates to Monuments and Islands
- Overhaul of the electrical systems at community monuments and islands



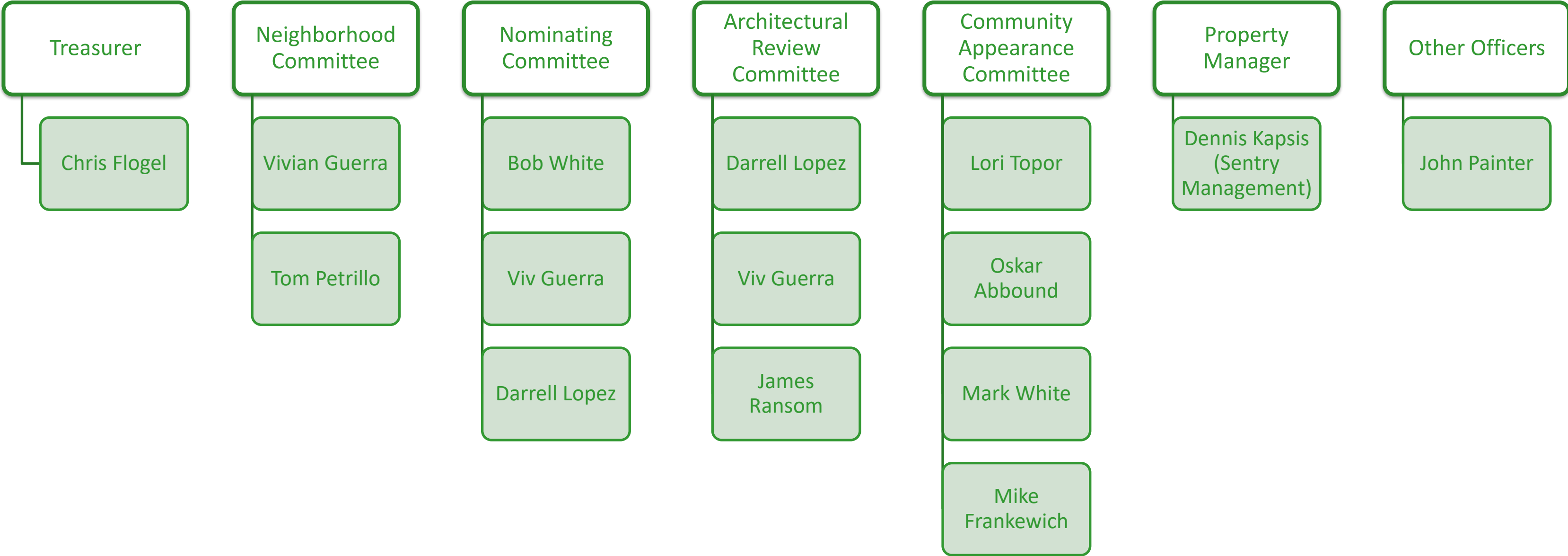
## Completed

- Successfully transitioned to a new landscaping provider
- Tree Trimming throughout the entire community

# Road Repaving (Completion by 9/2024)



# Reports from Officers and Committees



**Thank you!**

