

<p>Board of Directors: <i>Bob White – President *</i> <i>Tom Petrillo – Vice President</i> <i>Darrell Lopez *</i> <i>Vivian (“Viv”) Guerra</i> <i>Linda Dhennin</i></p> <p>Property Manager <i>Dennis Kapsis – Sentry Management</i></p> <p>Communications Committee <i>Tom Petrillo – Chair</i> <i>John Painter</i></p> <p><i>* Nominating Committee Members</i></p>	<p>Architectural Review Committee <i>Cheryl Restagno - Chair</i> <i>Siri Goberdhan – Vice Chair</i> <i>Linda Dhennin - Secretary</i></p> <p>Community Appearance Committee <i>Siri Goberdhan - Chair</i> <i>Cheryl Restagno – Vice Chair</i></p> <p>Neighborhood Committee <i>Viv Guerra – Chair</i> <i>Tom Petrillo - Vice Chair</i></p> <p>Officers <i>John Painter – Secretary/Treasurer</i> <i>Cheryl Restagno - Community Standards Officer</i></p>	<p style="text-align: right;">Twin Rivers Homeowners Association Inc.</p> <p style="text-align: center;">Monthly Board Meeting Agenda</p> <p style="text-align: center;">Thursday January 12, 2023 6:30 pm</p> <p style="text-align: center;">Virtual Meeting via WebEx</p> <p style="text-align: right;">Page 1 of 3</p>
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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=m13053dfe418a682ac5060ab81e380fe4>

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): 2550 788 7828, Meeting password: 2023-01 (2023001 from phones and video systems)

Join by Mobile Device: Tap [+1-415-655-0001,,25507887828#2023001#](tel:+1-415-655-0001,25507887828#2023001#) US Toll

Join by video system, application, or Skype for business: Dial 225507887828@webex.com. You can also dial 173.243.2.68 and enter your meeting number.

See next Page(s) for the Meeting Agenda.

<p>Board of Directors: <i>Bob White – President *</i> <i>Tom Petrillo – Vice President</i> <i>Darrell Lopez *</i> <i>Vivian (“Viv”) Guerra</i> <i>Linda Dhennin</i></p> <p>Property Manager <i>Dennis Kapsis – Sentry Management</i></p> <p>Communications Committee <i>Tom Petrillo – Chair</i> <i>John Painter</i></p> <p><i>* Nominating Committee Members</i></p>	<p>Architectural Review Committee <i>Cheryl Restagno - Chair</i> <i>Siri Goberdhan – Vice Chair</i> <i>Linda Dhennin - Secretary</i></p> <p>Community Appearance Committee <i>Siri Goberdhan - Chair</i> <i>Cheryl Restagno – Vice Chair</i></p> <p>Neighborhood Committee <i>Viv Guerra – Chair</i> <i>Tom Petrillo - Vice Chair</i></p> <p>Officers <i>John Painter – Secretary/Treasurer</i> <i>Cheryl Restagno - Community Standards Officer</i></p>	<p style="text-align: right;">Twin Rivers Homeowners Association Inc.</p> <p style="text-align: center;">Monthly Board Meeting Agenda</p> <p style="text-align: center;">Thursday January 12, 2023 6:30 pm</p> <p style="text-align: center;">Virtual Meeting via WebEx</p> <p style="text-align: right;">Page 2 of 3</p>
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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 for the Annual Meeting

- i. Schedule
- ii. Plan for seeking volunteers to serve on the Board

b. 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??

c. John Painter’s Resignation as a Board Director (Continuing as HOA Board Secretary/Treasurer) – See attached letter of resignation

d. 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

e. Other ARC, Community Appearance, and Enforcement Issues

<p>Board of Directors: <i>Bob White – President *</i> <i>Tom Petrillo – Vice President</i> <i>Darrell Lopez *</i> <i>Vivian (“Viv”) Guerra</i> <i>Linda Dhennin</i></p> <p>Property Manager <i>Dennis Kapsis – Sentry Management</i></p> <p>Communications Committee <i>Tom Petrillo – Chair</i> <i>John Painter</i></p> <p><i>* Nominating Committee Members</i></p>	<p>Architectural Review Committee <i>Cheryl Restagno - Chair</i> <i>Siri Goberdhan – Vice Chair</i> <i>Linda Dhennin - Secretary</i></p> <p>Community Appearance Committee <i>Siri Goberdhan - Chair</i> <i>Cheryl Restagno – Vice Chair</i></p> <p>Neighborhood Committee <i>Viv Guerra – Chair</i> <i>Tom Petrillo - Vice Chair</i></p> <p>Officers <i>John Painter – Secretary/Treasurer</i> <i>Cheryl Restagno - Community Standards Officer</i></p>	<p style="text-align: right;">Twin Rivers Homeowners Association Inc.</p> <p style="text-align: center;">Monthly Board Meeting Agenda</p> <p style="text-align: center;">Thursday January 12, 2023 6:30 pm Virtual Meeting via WebEx</p> <p style="text-align: right;">Page 3 of 3</p>
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- i. Payment Plan Requests (If any)
- ii. Other Matters from Management Report (If any)
- iii. Other

5. Minutes from Prior Meetings

- a. December 2022 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
Twin Rivers Homeowners Association
c/o Sentry Management
2180 West State Road 434
Suite 5000
Longwood FL 32779

Subject: Resignation as Director/Offer to Continue as Secretary/Treasurer

Fellow Directors,

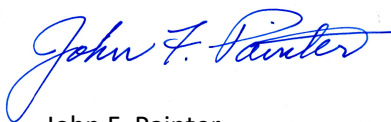
As we discussed in November and December, Donna and I no longer reside in Twin Rivers as of late December. We had been looking for a new, larger home for the past couple of years. In late October, we were able to contract to purchase the house we had been looking for. We have now moved to our new home and will be selling our home in Twin Rivers soon.

The HOA Articles provide that that "All directors shall be members of the Association residing in Twin Rivers." Accordingly, because we no longer reside in Twin Rivers, effective December 31, 2022, I resign as a Director on the HOA Board. (Note: The HOA's Bylaws conflict in providing Directors "need not [even] be members of the Association." However, the Articles control when a conflict exists between the two documents.)

The HOA By-laws also provide that the President and Vice President must be Directors but does not so require for other Officers. Accordingly, it would be consistent with the HOA's documents for me to continue to serve in the offices of Secretary and Treasurer of the HOA. To allow time for a smooth transition to another volunteer, I offer to do so for up to a year at the pleasure of the Board.

It has been a wonderful experience and privilege to serve with you and other fine Directors over the past decade on the Twin Rivers HOA Board. We together have made Twin Rivers a better place to live. I look forward to seeing the wonderful results of the efforts of the Board and its Committees in the future.

Respectfully,



John F. Painter
3014 Crystal Water Run
Oviedo, FL 32765
321-363-6244

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

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

Minutes

Wednesday, December 7, 2022
(Note: Meeting was moved from Dec 8 to Dec 7 due to schedule conflicts)

* Nominating Committee Members

A. Meeting Record

- Meeting was called to order by 6:35 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. 6
- 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 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. 2023 Operating and Reserve Accounts Budgets

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

Community Appearance Committee
Siri Goberdhan - Chair
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Neighborhood Committee
Viv Guerra – Chair
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Twin Rivers Homeowners Association Inc.

Monthly Board Meeting

Minutes

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b. 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??

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

d. 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

e. 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. August, September, October, and November 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
 John Painter – Secretary/Treasurer *
 Darrell Lopez *
 Vivian (“Viv”) Guerra
 Linda Dhennin

Architectural Review Committee
 Cheryl Restagno - Chair
 Siri Goberdhan – Vice Chair
 Linda Dhennin

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

Wednesday, December 7, 2022

(Note: Meeting was moved from Dec 8 to Dec 7 due to schedule conflicts)

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	JP	V	L
	Board Members Present?			Y	NA	Y	Y	Y	Y
1	Approve the 2023 Operating and Reserve Acct Budgets as proposed	J	D	Y	NA	Y	Y	Y	Y
2	Approved Minutes for Aug, Sep, Oct, and Nov as submitted	D	V	NA	NA	Y	Y	Y	Y

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

* Nominating Committee Members

Architectural Review Committee

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

Siri Goberdhan - Chair
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Neighborhood Committee

Viv Guerra – Chair
Tom Petrillo - Vice Chair

Twin Rivers Homeowners Association Inc.

Monthly Board Meeting

Minutes

Wednesday, December 7, 2022

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Respectfully submitted,

John F. Painter
HOA Board Secretary and Treasurer