



FW: Twin Rivers- Opinion - public parking [186749]

From Dennis Kapsis <dkapsis@sentrymgt.com>

Date Tue 8/26/2025 2:48 PM

To board twinrivershoa.com <board@twinrivershoa.com>; Darrell Lopez [REDACTED]

There you go. Thank you

Dennis Kapsis, LCAM

Vice President

407-788- 6700 Ext. 51301

lquinn@sentrymgt.com

2180 West State Road 434 Suite 5000, Longwood, FL 32779

-----Original Message-----

From: Tom Slaten <tslaten@larsenslaten.com>

Sent: Wednesday, March 5, 2025 11:28 AM

To: Dennis Kapsis <dkapsis@sentrymgt.com>

Cc: Rachel Mullinax <rmullinax@larsenslaten.com>

Subject: RE: Twin Rivers- Opinion - public parking [186749]

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Dennis,

You are correct that the Association is very limited in its authority to address parking on public roads. Section 720.3075(3)(d), Florida Statutes was amended on 7/1/2024 to state in part:

"Such clauses are declared null and void as against public policy of this state . . . "(d) A property owner or a tenant, a guest, or an invitee of the property owner from parking his or her personal vehicle, including a pickup truck, in the property owner's driveway, or in any other area in which the property owner or the property owner's tenant, guest, or invitee has a right to park as governed by state, county, and municipal regulations."

Based on this change the Association is unable to prohibit residents from parking on the public roads. The complaining homeowner may have recourse if the neighbors block their driveway, in which case the neighbor may contact law enforcement and/or have the vehicle towed.

Please let me know if you have any additional questions.

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-----Original Message-----

From: Dennis Kapsis <dkapsis@sentrymgt.com>
Sent: Tuesday, February 18, 2025 8:59 AM
To: Tom Slaten <tslaten@larsenslaten.com>
Cc: Rachel Mullinax <rmullinax@larsenslaten.com>
Subject: Twin Rivers- Opinion

Tom,

I hope this email finds you well.

On our last board meeting we had an owner come to us about one of his neighbors parking his cars in front of his house on the road. After a very long discussion between the owner, the board and myself we came to the conclusion that we needed an attorney opinion.

The owner also presented us with he attached statement, maybe that will help you further with your opinion. We told the owner since the association doesn't own the roads and he is technically not doing anything wrong the association doesn't have much enforcement rights. This seems to be an ongoing

dispute between these two owners and now one of the owners wants the association involved.

Please let me know if you have any questions and ill be happy to call you and go over this matter with you.

Thank you,

Dennis Kapsis, LCAM
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