

Twin Rivers Homeowner Association
BOARD OF DIRECTORS MEETING
August 6, 2025 7:00 pm
2100 Ekana Drive Oviedo, FL 32765

MEETING MINUTES

Attendees

Darrell Lopez (President)
James Ransom
Vivian ("Viv") Guerra
Donald Partain (Secretary)
Dennis Kapsis (Sentry Management)

Absences

Tom Petrillo – (Vice President)
Donald Partain (Secretary)
Chris Floegel (Treasurer)

Call to Order

Darrell called the meeting to order at 7:00 pm.

Owners Forum

Approximately 4 members from the community were present.

Approval of the Meeting Minutes

- **Motion 1:** James motioned; Viv seconded, to approve the minutes of the 6/2025 meeting as written. Motion passed 4 in favor/0 opposed/0 abstentions.

Unfinished Business

- Updates on multiple violation homes-Dennis
- Florida-Friendly Landscaping
- Retaining Wall Progress Update (Oskar)

New Business

- XXXX McDaniel Creek
- Garage-Huntingdale Lane
- On-line color book

Committee Reports/Architectural Review:

- President's Report
 - **Motion 2:** James motioned; Viv seconded, to engage Wonsetler & Webner PA as the new attorney for the HOA. Motion passed 4 in favor/0 opposed/0 abstentions.
 - **Motion 3:** Donald motioned; Darrell seconded, to continue the complaint

process again the owner on Big Oaks. Motion passed 4 in favor/0 opposed/0 abstentions.

- **Motion 4:** Donald motioned; James seconded, to replace and update all the Twin Rivers signage throughout the community and on the monuments. Motion passed 4 in favor/0
- Treasure's Report-none
- CAC/ARC
 - Garage sales scheduled for 10/18/25.

Action Items:

- None

Adjournment: Darrell adjourned the meeting at 7:55 pm.

Donald Partain

Donald Partain
August 26, 2025