

Twin Rivers Homeowner Association
BOARD OF DIRECTORS MEETING
November 5, 2025 7:00 pm
2100 Ekana Drive Oviedo, FL 32765

MEETING MINUTES

Attendees

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

Absences

Tom Petrillo – (Vice President)
Oskar Abboud

Call to Order

Darrell called the meeting to order at 7:02 pm.

Owners Forum

Approximately 1 member from the community was present.

Approval of the Meeting Minutes

- **Motion 1:** James motioned; Vivian seconded, to approve the minutes of the 9/2025 meeting as written. Motion passed 5 in favor/0 opposed/0 abstentions.

Unfinished Business

- **Motion 2:** Darrell motioned; Chris seconded, to amend the agenda to discuss assessment fees. Motion passed 5 in favor/0 opposed/0 abstentions.
- Assessment Fees
 - **Motion 3:** Darrell motioned; Viv seconded, to make no changes to assessment fees for the upcoming year and approve Sentry management to send notices to the community. Motion passed 5 in favor/0 opposed/0 abstentions.
- Retaining Wall Progress Update (Oskar/Darrell)
 - Complete. No additional work is needed at this time.
- Updates on signs/monument progress (Darrell)
 - **Motion 4:** Chris motioned; James seconded, to approve \$39,098.84 for title replacement on all monuments. Motion passed 4 in favor/0 opposed/1 abstentions.
- Christmas Lights (median quote)-Viv
 - **Motion 5:** Darrell motioned; Chris seconded, to approve \$3140 quote from WeHangChristmasLights.com for the installation of Christmas lights in the medians of the community. Motion passed 4 in favor/0 opposed/1

abstentions.

New Business

- Additional Pond Cameras?
 - **Motion 6:** Chris motioned; James seconded, to approve \$6800 to install a camera near the pond area on Turnberry. Motion passed 4 in favor/0 opposed/1 abstentions.
- December Meeting?
 - Meeting is cancelled.

Committee Reports/Architectural Review:

- President's Report-none
- Treasure's Report-none
- CAC/ARC

Executive Session

- Silcox Update (Dennis)
- Big Oak Update (Dennis)
- Kelly Creek Update (Dennis)

Action Items:

- None

Adjournment: Darrell adjourned the meeting at 7:32 pm.

Donald Partain
November 6, 2025