

Twin Rivers Homeowner Association
BOARD OF DIRECTORS MEETING
August 5, 2026 7:00 pm
2100 Ekana Drive Oviedo, FL 32765

MEETING MINUTES

Attendees

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

Absences

Tom Petrillo

Call to Order

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

Owners Forum

Approximately 2 members from the community were present.

Approval of the Meeting Minutes

- **Motion 1:** Chris motioned; James seconded, to approve the minutes of the 3/2026 meeting as written. Motion passed 5 in favor/0 opposed/1 abstentions.

Unfinished Business

- Lockwood median enhancement/sprinkler quote (Oskar)
- Additional wall repairs progress update (Oskar)
 - **Motion 2:** James motioned; Donald seconded, to approve up to \$60,000 in additional wall repairs. Motion passed 5 in favor/0 opposed/1 abstentions.
- Reserve study (Dennis)

New Business

- Sprinkler/Pipe damage due to power pole replacement
- Car Covers

Committee Reports/Architectural Review:

- President's Report
 - Discussed moving to bimonthly (every other month) meetings unless pressing issues. Board agreed. We will meet on even number months with the annual meeting remaining in March.

- Treasure's Report
- CAC/ARC

Executive Session

- Silcox Update (Dennis)

Action Items:

- None

Adjournment: Darrell adjourned the meeting at 7:50 pm.

Donald Partain
August 6, 2026