

Board of Directors:
Bob White – President
Tom Petrillo – Vice President
Darrell Lopez
Vivian (“Viv”) Guerra
James Ransom
Don Partain – Vice Secretary
Chris Floegel - Vice Treasurer

Neighborhood Committee
Viv Guerra – Chair
Tom Petrillo - Vice Chair

Nominating Committee
Bob White – Chair
Viv Guerra
Darrell Lopez

Architectural Review Committee
Darrell Lopez – Chair
Viv Guerra
James Ransom

Community Appearance Committee
Lori Topor
Oskar Abboud
Mark White
Mike Frankewich

Property Manager
Dennis Kapsis – Sentry Management

Other Officers
John Painter – Secretary/Treasurer

Twin Rivers
Homeowners Association Inc.

AGENDA for Board of Directors Meeting

**Thursday April 11, 2024
7 pm**

**Keller Williams/Teams
59 Alafaya Woods Blvd,
Oviedo, FL 32765**

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All HOA Member and Board meetings will be held in-person with a Virtual Meeting option. 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://teams.live.com/join/9340634728365?p=x9kN84Kw3GarMWla>

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 from disrupting the ability of other participants to 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 through your mic when it is not muted.

2. Option to Join by phone or video system.

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 934 063 472 836 5

Passcode: DnGGjg

[Download Teams](#) | [Join on the web](#)

[Learn More](#) | [Meeting options](#)

See next Page(s) for the Meeting Agenda.

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7:00 PM Annual Meeting of the HOA Members

- 1. Call to Order**
- 2. Proposed Agenda Modifications if Any.**
- 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. Insurance Program Renewal

- i. Need to vote.

b. Organizational Meeting

- i. Consideration of motions for the following purposes
 1. Director Appointments
 2. Org Charts
 3. Committee Appointments
 4. Committee Authorizations

c. Review Action on Prior Month’s Motions

- i. Conservation area/Pegasus follow up (Bob)
- ii. Rebecca Flowers Survey-Hansta was proofing survey.
- iii. Update on Repairs to irrigation system (Mike, Bob, Dennis, others?)
- iv. Owner ID 3A0087 on McDaniel Creek Cr- Vote on next steps.
- v. Referral to Attorney for collection from Owner ID 100096 on HART BRANCH DR (Dennis)
 1. Lien filed 8/19 – Vote on next steps (Foreclosure).
- vi. Update on electric system at Monuments – Darrell

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- vii. Pressure Washing Estimates (Darrell)
- viii. Update on Water Meter Replacement (City)-Darrell
- ix. Retaining Wall quote-Oskar

d. Major Compliance Actions

- i. Noise Complaints – Shinnecock Hills (Dennis)
- ii. Silcox Matter-Has a court date been scheduled? (Dennis)
- iii. Boat complaints – (Dennis)
- iv. East Rivera-Overnight Semi-truck issue (Dennis)
- v. Owner ID MC0012 on Big Oaks Dr. (Dennis)

e. Hurricanes Ian/Nicole (as appropriate) (John/Bob/Affected Owners)

- i. Update re: Catch Basins Drainpipe maintenance for Residences at 1010 1012 1014 Shinnecock Hills Dr. and 1012 Quaker Ridge Ct.

f. Landscaping

- i. Monument planting?
- ii. Lighting issues

g. Fining System

h. 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. January 2024 Meeting
- b. February 2024 Meeting

6. Reports (Abbreviated)

- a. President’s Report

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- b. Treasurer’s Report
- c. ARC Report
- d. Community Appearance Committee Report

7. Adjournment