

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

Twin Rivers
Homeowners Association Inc.

AGENDA for Board of Directors Meeting

**Thursday May 9, 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/9319376416256?p=SGpUmFpinOUsfpKI>

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: 931 937 641 625 6

Passcode: RyrmRN

[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. Minutes from Prior Meetings

- a. April 2024 Meeting

5. Discussion Topics

a. Review Action on Prior Month’s Motions

- i. Conservation area follow up (Bob)
 1. Rebecca Flowers Survey
- ii. Update on the electric system at Monuments.
 1. Darrell to confirm that all work is complete.
- iii. Pressure Washing Estimates (Oskar)
 1. Review two quotes.
- iv. Retaining Wall quote-Oskar
 1. The quote was provided to Dennis for comparison.

b. New Items

- i. LED Lighting on houses-Dennis/Darrel
- ii. Owner ID3B2042-Driveway Tent Request

c. Major Compliance Actions

- i. Noise Complaints – Shinnecock Hills (Dennis)

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- ii. Silcox Matter-Update on the court date. (Dennis)
- iii. East Rivera-Overnight Semi-truck issue (Dennis)
- iv. Owner ID MC0012 on Big Oaks Dr. (Dennis)

d. Landscaping

- i. Approve/Review monument planting pictures.
- ii. Lighting issues

e. Renting Moratorium

- i. Language and voting needs-Dennis
- ii. Review language from neighboring community.-Darrell

f. Other ARC, Community Appearance, and Enforcement Issues

- i. Payment Plan Requests (If any)
- ii. Other Matters from Management Report (If any)
- iii. Other

6. Reports (Abbreviated)

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

7. Adjournment