

**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 June 8, 2023  
7 pm**

**Virtual Meeting via WebEx  
(See below for meeting  
access instructions)**

**Page 1 of 3**

*Until further notice, all HOA Member and Board meetings will be held electronically. 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://johnfpainter.my.webex.com/johnfpainter.my/j.php?MTID=mcc8ab5a8f05adf553e684eb4bfd5fdc9>

When you activate the link, your browser should open, you will see an option to [Join from your browser](#)

Click on that link and you will be asked to enter your name and email address (needed to identify you), and then click a button labeled “Join Meeting”. You also will have the option to download an app.

If you join using your browser, no software will be installed on your computer. The entire meeting will occur within your browser. For the best experience, please join using either Firefox or Chrome browsers updated to the latest version. Other browsers also will work if you do not already have one of those preferred browsers on your computer.

To be recognized to speak, prior to the meeting, please send an email to: [Board@TwinRiversHOA.com](mailto: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 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.**

**Dial in by phone:** 1-415-655-0001 US Toll, Meeting number (access code): 2554 764 4826, Meeting password: 2023-06 (2023006 from phones and video systems)

**Join by Mobile Device:** Tap [+1-415-655-0001,,25547644826#2023006#](tel:+1-415-655-0001,25547644826#2023006#) US Toll

**Join by video system, application, or Skype for business:** Dial [25547644826@webex.com](tel:25547644826@webex.com). You can also dial 173.243.2.68 and enter your meeting number.

**See next Page(s) for the Meeting Agenda.**

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**1. Call to Order**

**2. Proposed Agenda Modifications if Any.**

**a. Other agenda items?**

**3. Voice of the Members**

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**4. Discussion Topics**

**a. Irrigation System Repairs**

- i. Status report
- ii. Funding request?

**b. Exclusive Landscaping Coordination**

- i. Issue open and resolved?
- ii. Process of handling comments from HOA Members

**c. Major Compliance Actions – Status Report from Dennis**

- i. Silcox Matter
- ii. Owner ID 3A0049 on Kelly Creek Cr
- iii. Owner ID 3A0087 on McDaniel Creek Cr

**d. Transition of Secretary and Treasurer Roles**

- i. Discussion
- ii. Schedule

**e. Hurricanes Ian/Nicole (as appropriate)**

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

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iii. Other??

**f. 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. Feb and April 2023

**6. Reports (Abbreviated)**

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

**7. Adjournment**

## Meeting MINUTES

Thursday Feb 9, 2023,  
beginning at 6:30 pm

Page 1 of 5

### Board of Directors:

Bob White – President  
Tom Petrillo – Vice President  
Darrell Lopez  
Vivian (“Viv”) Guerra  
Linda Dhennin

### Architectural Review Committee

Cheryl Restagno - Chair  
Siri Goberdhan – Vice Chair  
Linda Dhennin – Secretary  
Mike Franckewich

### Property Manager

Dennis Kapsis – Sentry Management

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### Officers

John Painter – Secretary/Treasurer  
Cheryl Restagno - Community Standards Officer

## A. Meeting Record

- Meeting was called to order by 6:30 pm by Bob White
- Board Members present were as noted below under “Motions.”
- A quorum was present throughout the meeting.
- Dennis Kapsis, Property Manager, with Sentry Management was not in attendance.
- HOA Members in Attendance – approx. 6
- Meeting was held electronically due to COVID-19 using WebEx.
- Links to the meeting were distributed via email to all HOA Members on the mailing list.
- Meeting was adjourned at approximately 9:11 pm.

## B. Agenda

1. Call to Order
2. Proposed Agenda Modifications if Any.
  - a. Other agenda items?
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

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Thursday Feb 9, 2023,  
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Cheryl Restagno - Community Standards Officer

#### **a. Rules changes to Establish Fining System**

- i. Update re: Latest Draft
- ii. Plan for further Board Review

#### **b. Dangerous Dog**

- i. Letter to Owner
- ii. Resolution demanding dog be removed from Twin Rivers

#### **c. Report of Nominating Committee**

- i. Thankful to have 4 Volunteers Step Forward
- ii. Plan to Distribute Committee Nominations and Recommendations Prior to April Board Meeting
- iii. Desire for Straw Poll at Members’ Meeting? (Done in past but not sure how helpful it has been)

#### **d. Insurance Program Renewal**

- i. Program Renews March 18, 2023
- ii. Proposals expected prior to March 9 Annual Meeting but not prior to Feb 9 Board Meeting
- iii. Will schedule a brief HOA Board Meeting at 6:30 pm prior to the 7 pm March 9<sup>th</sup> Annual Members’ Meeting to consider and approve Insurance Program renewal

#### **e. Hurricanes Ian/Nicole**

- i. Update re: Catch Basins Drainpipe maintenance for Residences at 1010 1012 1014 Shinnecock Hills Dr. and 1012 Quaker Ridge Ct.
- ii. Update re: Turtle Creek Pipe Issues
- iii. Other??

#### **f. Major Compliance Actions – Status Report from Dennis**

- i. Owner ID 600111 on Turnberry Dr

## Meeting MINUTES

Thursday Feb 9, 2023,  
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Page 3 of 5

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- ii. Owner ID 3A0049 on Kelly Creek Cr
- iii. Owner ID 3A0087 on McDaniel Creek Cr
- iv. Silcox Matter

### **g. 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 2023 Meeting

## **6. Reports (Abbreviated)**

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

## **7. Adjournment**

## Meeting MINUTES

Thursday Feb 9, 2023,  
beginning at 6:30 pm

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### C. Decisions

#	Motion Title	Motion		Vote					
		By	Seco nd	Bob	Tom	Darrel I	Vivian	Linda	
				B	T	D	V	L	
	Board Members Present?			Y	NA	Y	Y	Y	
1	Dog tabled	D	L	Y	NA	Y	Y	Y	
2	Kelly Creek – Send a legal letter	D	L	Y	NA	Y	Y	Y	
3	McDaniel Creek – Send a legal letter	D	B	Y	NA	Y	Y	Y	
3	Have a Team discuss Silcox with the attorney and report back, if decision as to how to proceed not unanimous otherwise proceed with 1 or 2. (Darrell, Cheryl, and John)	B	D	Y	NA	Y	Y	Y	

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#	Motion Title	Motion		Vote					
		By	Seco nd	Bob	Tom	Darrel I	Vivian	Linda	
				B	T	D	V	L	
	Board Members Present?			Y	NA	Y	Y	Y	
4	Approve January 2023 Meeting Minutes as submitted	B	D	Y	NA	Y	Y	Y	
5	Agree garage sale date April 1, 2023, end email, Facebook, signage								

Respectfully submitted,

John F. Painter  
HOA Board Secretary and Treasurer



## Minutes of the Board of Directors Meeting

Thursday Apr 13, 2023  
7 pm

Virtual Meeting via WebEx  
(See below for meeting  
access instructions)

Page 1 of 7

### Board of Directors:

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Lori Topor  
Oskar Abboud  
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Dennis Kapsis – Sentry Management

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John Painter – Secretary/Treasurer

## A. Meeting Record

- Meeting was called to order by 6:30 pm by Bob White
- Board Members present were as noted below under “Motions.”
- A quorum was present throughout the meeting.
- Dennis Kapsis, Property Manager, with Sentry Management was not in attendance.
- HOA Members in Attendance – approx. 15
- The meeting was held electronically using WebEx.
- Links to the meeting were distributed via email to all HOA Members on the mailing list.
- The meeting was adjourned at approximately 8:36 pm.

## B. Agenda

1. Call to Order
2. Proposed Agenda Modifications if Any.
  - a. Other agenda items?
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

## Minutes of the Board of Directors Meeting

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i. Brief Update

### b. Organizational Meeting

i. Consideration of motions for the following purposes

1. Director Appointments
2. Org Chart
3. Committee Appointments
4. Committee Authorizations

ii. Please see Attachment A.

### c. Annual Meeting Follow-up

i. Info provide by Keith Britton

### d. Updates to Irrigation System

- i. Scope of updates
- ii. Funding considerations
- iii. Procurement process

### e. Hurricanes Ian/Nicole (as appropriate)

- i. Update re: Catch Basins Drainpipe maintenance for Residences at 1010 1012 1014 Shinnecock Hills Dr. and 1012 Quaker Ridge Ct.
- ii. Update re: Turtle Creek Pipe Issues
- iii. Other??

### f. Major Compliance Actions – Status Report from Dennis

- i. Owner ID 3A0049 on Kelly Creek Cr
- ii. Owner ID 3A0087 on McDaniel Creek Cr
- iii. Silcox Matter

### g. Other ARC, Community Appearance, and Enforcement Issues

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

### **5. Minutes from Prior Meetings**

- a. None for this meeting

### **6. Reports (Abbreviated)**

- a. President’s Report
- b. Treasurer’s Report
- c. ARC Report
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### **7. Adjournment**

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**C. Decisions**

#	Motion Title	Motion		Vote						
		By	Second	Bob	Tom	Darrell	Vivian	James	Don	Chris
				B	T	D	V	J	D	C
	Board Members Present?			Y	NA	Y	Y	Upon Election	Upon Election	Upon Election
1	Director Election - Bob	D	T	A	Y	Y	Y			
2	Seven Directors	D	V	Y	Y	Y	Y			
3	Director Election -James Ransom	B	D	Y	Y	Y	Y			
3	Director Election -Don Partain	B	T	Y	Y	Y	Y			
4	Director Election - Chris Floegel	B	T	Y	Y	Y	Y			
5	Elect proposed Slate of Officers	B	T	Y/A	Y/A	Y/A	Y/A	Y/A	Y/A	Y/A
6	Appoint ARC per Proposal	B	T	Y	Y	Y	Y	Y	Y	Y

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				B	T	D	V	J	D	C
	Board Members Present?			Y	NA	Y	Y	Upon Election	Upon Election	Upon Election
7	Appoint CAC per Proposal	B	D	Y	Y	Y	Y	Y	Y	Y
8	Appoint Neighborhood Committee per Proposal	B	T	Y	Y	Y	Y	Y	Y	Y
9	Appoint Fining Committee per Proposal	B	D	Y	Y	Y	Y	Y	Y	Y
10	Remove position of Community Standards Officer	D	B	Y	Y	Y	Y	Y	Y	Y
11	Appoint Nominating Committee per Proposal	B	T	Y	Y	Y	Y	Y	Y	Y
12	Adopt Org. Chart	B	T	Y	Y	Y	Y	Y	Y	Y
13	Nom Com Resolution	T	B	Y	Y	Y	Y	Y	Y	Y

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				B	T	D	V	J	D	C
	Board Members Present?			Y	NA	Y	Y	Upon Election	Upon Election	Upon Election
14	ARC Resolution	B	T	Y	Y	Y	Y	Y	Y	Y
15	CAC Resolution	D	T	Y	Y	Y	Y	Y	Y	Y
16	NC Resolution	D	T	Y	Y	Y	Y	Y	Y	Y
17	Rescind Com Res	T	B	Y	Y	Y	Y	Y	Y	Y
18	McDaniel Creek – Send to Lawyer	B	D	Y	Y	Y	Y	Y	Y	Y
19	Kelly Creek – Hold, Dennis to communicate									
20	Silcox – Advise Court of substantially compliance	D	T	Y	Y	Y	Y	Y	Y	Y
21	Silcox – Talk w Tom about collection									

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				B	T	D	V	J	D	C
	Board Members Present?			Y	NA	Y	Y	Upon Election	Upon Election	Upon Election
22	Adjourn 8:36	T	B							

Respectfully submitted,



John F. Painter  
HOA Board Secretary and Treasurer