

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

Twin Rivers
Homeowners Association Inc.

**AGENDA for
Board of Directors
Meeting**

Property Manager

Dennis Kapsis – Sentry Management

Community Appearance Committee

Siri Goberdhan - Chair
Cheryl Restagno – Vice Chair

**Thursday Feb 9, 2023
7 pm**

Communications Committee

Tom Petrillo – Chair
John Painter

Neighborhood Committee

Viv Guerra – Chair
Tom Petrillo - Vice Chair

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

Nominating Committee

Bob White – Chair
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Officers

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

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Because of the COVID-19 Issue, 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=m56fa5c9694824ab26b89ea853a950553>

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 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 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 thru 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): 2558 252 8618, Meeting password: 2023-02 (2023002 from phones and video systems)

Join by Mobile Device: Tap [+1-415-655-0001,,25582528618#2023002#](tel:+1-415-655-0001,25582528618#2023002) US Toll

Join by video system, application, or Skype for business: Dial [25582528618@webex.com](tel:25582528618@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**

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. 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 9th Annual Members’ Meeting to consider and approve Insurance Program renewal

e. Hurricanes Ian/Nicole

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- 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
- 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 January 12,
2023 beginning at 6:30
pm**

Page 1 of 6

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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 8:15 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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a. Planning for the Annual Meeting

- i. Schedule
- ii. Plan for seeking volunteers to serve on the Board

b. Hurricanes Ian/Nicole

- i. Catch Basins Drainpipe maintenance for Residences at 1010 1012 1014 Shinnecock Hills Dr. and 1012 Quaker Ridge Ct.
- ii. Turtle Creek Flooding
- iii. HOA Member concerns that the Hideaway Cove development contributed to flooding in our community
- iv. Retention wall suggestion
- v. Other??

c. John Painter’s Resignation as a Board Director (Continuing as HOA Board Secretary/Treasurer) – See attached letter of resignation

d. Major Compliance Actions – Status Report from Dennis

- i. Owner ID 600111 on Turnberry Dr
- ii. Owner ID 3A0049 on Kelly Creek Cr
- iii. Owner ID 3A0087 on McDaniel Creek Cr

e. 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. December 2022 Meeting

6. Reports (Abbreviated)

- a. President’s Report

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

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C. Decisions

#	Motion Title	Motion		Vote					
		By	Second	Bob	Tom	Darrell	Vivian	Linda	
				B	T	D	V	L	
	Board Members Present?			Y	Y	Y	Y	Y	
1	Annual mtg – 3/7, ask Keith to speak, send invitation for volunteers to serve on Board								
2	Re-inspect the three homes and Committee will recommend further action next month	B	V	Y	Y	Y	Y	Y	
3	Have attorney press the Court to settle the issue at Silcox.	D	B	Y	Y	Y	Y	Y	
3	Authorize Dennis to authorize the attorney to	D	V	Y	Y	Y	Y	Y	

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#	Motion Title	Motion		Vote					
		By	Second	Bob	Tom	Darrell	Vivian	Linda	
				B	T	D	V	L	
	Board Members Present?			Y	Y	Y	Y	Y	
	start the foreclosure process on Silcox								
4	Approve Dec Minutes as submitted	D	T	Y	Y	Y	Y	Y	
5	Change Board meeting time to 7 pm	D	B	Y	Y	Y	Y	Y	
6	Adjourn								

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Respectfully submitted,



John F. Painter
HOA Board Secretary and Treasurer