

Twin Rivers Preserve Property Owners Association Annual Meeting

Minutes

2023

Meeting was called to order by Mr. Marco Noriega at 11:31 am

Mr. Noriega called on the members of the board, Mrs. Kelly Nietzsche, Mr. Steve Pritchard.

Mr. Noriega stated that at this time they had a board quorum.

Mr. Noriega stated that only three members were eligible and interested in being part of the board, so no elections was needed.

Mr. Noriega stated that he was voting for himself as the President of the Board, Mrs. Nietzsche second the motion, Mr. Noriega then called on Mrs. Nietzsche to be the Treasurer, she second the motion, and finally Mr. Steve Pritchard was nominated as the Secretary for the association. Mr. Pritchard was asked to take notes of the meeting.

Mr. Noriega mentioned that they have cut the grass on the common areas several times, but the roads need more than grass cutting but road work to help the situation.

Mr. Noriega stated that they need more funds to improve the condition of the roads and a large portion of the members are refusing to pay the H.O.A dues.

Mr. Noriega also mentioned that numerous members are in the hands of the attorneys who are attempting to collect on past dues, liens and foreclosures are our only recourse. Every year that we don't collect from arrears dues is another year that we lose as we can only go back 5 years of collection. Mr. Noriega stated that about 42% of the members are delinquent.

Mr. Noriega stated that there is \$16,742.00 in the funds at this time.

It was brought up to Mr. Noriega's attention that the gates had been damaged, he stated that he was not aware of it and that he would investigate it.

A member asked about if they can take a vote on paying someone to monitor the gates, Mrs. Ruiz Calderon (manager) stated the gates were controlled by Econfinia and that they were in charge of assigning gate codes. The manager stated that there were no broken gates at this time and that they are constantly monitored by security cameras.

The manager also informed that Rafael is the contact person in Econfinia for gate codes and that he is doing a very good job in keeping up with the gates, he will answer your call or have someone show up to assist anyone in need.

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Mr. Osborne commented on the gates, he stated that Rafael is doing a great job in maintaining the gates.

Mrs. Isabel Escoto asked if the gate codes assigned to a vehicle or the member, the manager responded and informed her that the gate entry codes were assigned to the individual and not a vehicle.

Mrs. Escoto also stated that she was having trouble adding the 2022 funds.

Mr. Lamar's asked if Econfina can take over the association to save Twin Rivers money.

Mr. Noriega informed him that they would need a total number of members to vote on such a decision and then they would need to contact Econfina to see if they would be interested in doing so.

Mr. Smitherman asked about how much money has been spent on attorney fees and that if the names of the delinquent members can be posted on the website.

Mr. Noriega responded to Mr. Smitherman question and informed him that he would not like to do that in respect to those members who have not paid.

Mr. Noriega mentioned that Econfina is starting to build and that we need to work with them and that we must collect on the arrears dues so that we can start improving our community.

Mr. Osborne asked for the 2022 and 2023 budget.

Mr. Noriega informed all in attendance that all questions should be directed to Emilia (property manager).

The meeting was adjourned at 12:10 pm.

Approved by:

Marco Noriega (President)
Kelly Nietzsche (Treasurer)
Steve Pritchard (Secretary)