

**TWIN RIVERS PRESERVE PROPERTY OWNERS
ASSOCIATION.**

2026 ANNUAL MEETING AND MINUTES

Good morning, today's date is April 25th, 2026, the time is 11:02 am. Thank you all for attending, my name is Marco Noriega, and this is the 2026 Annual Meeting, and Elections for Twin Rivers.

I will now take roll call of the Board Members, is Kelly Nietzsche present, is Angela McQuire present. All board members were present.

I would like to inform you that last year we had the common area mowed and several bad areas were repaired, we spend approximately \$18,000.00.

We still have lots of work to do and we are looking forward to everyone's cooperation in paying their dues.

The delay has been the lack of members participation, we recently have good progress, we have an excellent attorney who has collected thousands of dollars, and more are expected. If you are one who has not paid, we would appreciate your cooperation so that we can make our roads passible again. Another issue that we have is that the ditches get full of water and they overflow on to the road, once that happens, we have standing water and erosion causing mud holes and therefore making the road impassible.

The solution is to clean and grade the ditches so that it can hold water and that water can run to the river.

Econfina has their ditches cleaned and graded, however that comes with a price. I would estimate that it would cost somewhere around \$40K.

To properly maintain the roads and ditches, we would have to think about a special assessment to cover the cost. A special assessment of \$40K is what I would propose in the very near future.

The special assessment would cost an additional \$615. per lot owner.

Recently Econfina had a fire on one of their lots, the fire was started by a careless member who was having a campfire that got out of control. The fire burned about 4 acres; the fire department forestry unit had to respond several times to contain the fire. As we know, our lots are full of shrubs and down trees, which makes a perfect situation for a forest fire.

Econfina recently had a problem with a vendor (Richard Wilson and workers), they knocked down the front gate, and they fled the scene without contacting anyone including the association president. The police were called and a report was filed.

The landowner is being held responsible in part for the repairs because he was the person who hired the crew, please review the association documents and make sure that anyone that enters the association and who is hired to do work is responsible for the worker's action

Furthermore, the hired company needs to provide insurance and all that's required according to the documents, the information should be sent to the association via email for approval.

We will also honor the decision that Econfina has made in banning (Richard Wilson) and all his workers. They also have restrictions on how late a vendor can work in their community and I think that we should adopted the same. No vendor can stay in the association past 6:00 pm, reasons are that it's a safety hazard, that's how the gates got damaged.

Econfina has found a person who can mulch your property for a lot less than the current prices in the area. You may contact the president of Econfina for further info.

Once again:

We have numerous members in collections with the association attorney, and Liens and foreclosures are expected if cooperation is not achieved by the members who are refusing to pay their agreed contractual obligations.

We currently have approximately \$16 thousand in the account and we are using the funds wisely to pay for attorney fees to collect on what is owed to the association.

Does anyone on the Board like to say a few words.

Members expressed their opinion and concerns which included joining both HOA and have Econfinia run the whole community. It was explained that to join associations it would require a full vote of the members and perhaps Twin Rivers would have to be dissolved before joining Econfinia.

Others stated that maybe an additional road be made to bypass the front gate so that they may have their own entrance to the community.

Members expressed that more meetings should take place throughout the year, the president agreed and promised to have more meetings.

A member spoke about getting the same rules and regulations as Econfinia and wanted to change the articles, it was explained that it required 75 percent of all voting members.

Board member stated that they would make calls to all delinquent members and asked for a detail list of members information, a list would be provided.

Members expressed that the financials should be posted on the website, manager is awaiting to work with the president.

The meeting was adjourned.