

**MINUTES OF 2023 SPECIAL MEETING
OF DIRECTORS
OF
TWIN RIVERS ASSOCIATION, INC.**

A special meeting of the board of directors of Twin Rivers Association, Inc., a Florida corporation not for profit, was held at the Twin Rivers Phase I Playground on October 11, 2023, at 5:30 p.m.

All directors were present, Jeremy J. D'Urso, Jeanette Ward, Larry J. D'Urso, Samantha-Sera Schannault, and Jose Quinones. Also present was developer counsel, Christa L. Folkers with Williams Parker, and the members included on the list attached to these minutes.

By unanimous consent of all present, Jeremy J. D'Urso presided as chairman of the meeting. More than a quorum being present, the chairman called the meeting to order.

1. Advisory Committee – The chairman announced that he will no longer be participating in any Advisory Committee meetings and will instead schedule more regular meetings of the board until turnover. Board meetings are open to all members and will include official minutes of the board. The Advisory Committee was originally established at the request of the homeowners and was not an official committee of the Association with power to approve or disapprove final decisions of the Association. Because the Advisory Committee is not an official committee of the Association, was not open to all members of the Association, and the minutes of the Advisory Committee were being distributed and posted to Facebook, it was resulting in some miscommunication and confusion in the community. The chairman thanked the Advisory Committee members for their time and commitment to the community and explained going forward that any questions for the Association or the developer should be directed to the chairman for a response from the appropriate party.
2. HOA Attorney Engagement – The chairman announced that as of October 2, 2023, Williams Parker resigned as legal counsel for the Association and will be representing only the developer until turnover. The Association will be hiring separate counsel and received engagement letters for two candidates – Michael Prohidney with Tilden & Prohidney, P.L., and Telese Zuberer with Icard Merrill. Samantha-Sera Schannault requested more time to review the engagement letters and to make a decision. On motion duly made, seconded and unanimously carried, the board approved waiting to make a decision on Association counsel until the next board meeting.
3. Appoint River House Committee Members – The board discussed the list of homeowners who volunteered to serve on the River House Committee. Samantha-Sera Schannault and Jose Quinones asked that the developer appointed board members allow the two of them to decide on the committee members. On

motion duly made, seconded and unanimously carried, the board approved to allow Samantha-Sera Schannault and Jose Quinones to select the 5 committee members, and the following were appointed to serve on the River House Committee – Kelsy Dalton, Mark Federowicz, Julie Gillespie, Brian Stirling, and Gina Maliniak. The River House Committee will be responsible for meeting and making recommendations for any improvements and developments of the River House Parcel once owned by the Association.

4. Amendment to Declaration – The chairman explained that at the request of the Advisory Committee, certain revisions to the declaration were requested to clarify certain restrictions related to fencing, signage, portable basketball equipment, and flags and to add a recurring contribution of \$750 to be paid to the Association at the time of each closing. In addition, board member Samantha-Sera Schannault requested that the minimum lease term in the restrictions be revised from 6 months to 1 year. Developer counsel explained that a draft amendment was prepared incorporating the requested revisions and that the proposed amendment will be presented to the two neighborhood developers (M/I Homes and Lennar) to review and request approval of the revisions. In the event either of the neighborhood developers do not approve and consent to the amendment, if the amendment is executed and recorded by the developer, it would apply to the remainder of the neighborhood (and not to the phase developed by the neighborhood developer that does not consent to the change).
5. Common Areas Maintenance Contract – The chairman announced that the Association would be obtaining new bids for the common area maintenance for the work beginning January 2024 and the developer appointed board members have agreed to allow the homeowner elected board members to make the decision at the next board meeting regarding the new contractor that will be hired by the Association.
6. Director Voting Resolution – On motion duly made, seconded and unanimously carried, the board approved modifying the voting procedure for open director positions so that each member will have one vote for each open seat (instead of one vote for both seats).
7. River House Parcel Closing – The chairman and developer counsel announced that the closing for the River House Parcel is scheduled for December 4, 2023, and the terms for the purchase are as set forth in the declaration. Attached to these minutes is a copy of the notice with the legal description and sketch of the parcel and easement. Although the declaration allows the developer to charge the higher of the appraisal or the CPI increase based on \$380,000 in 2003, the developer agreed to charge the lower amount of \$633,000, which was calculated based on the CPI increase. The budget already includes the closing fees for this closing and the owners will pay the purchase price for the River House Parcel over a period of 4 years starting with the first payment in December 2024 (\$158,250 per year), which amount will be divided by the number of owners at

the time each annual payment is levied. Phase I and Phase II owners are capped at \$100 per year per the declaration.

8. Developer Update

- Entrance Parcel – Developer counsel announced entrance parcel east (approximately 18.5 acres) was listed for sale for \$2.99M (\$162,108 per acre) and is approved in the original GDP as a residential support use (church, daycare, preschool, school, etc.) or can be platted to include additional lots. There is also another entrance parcel that will be sold or developed at a later date where the sales office is currently located.
- ELMAC Consideration – Developer counsel announced that Manatee County has expressed an interest in acquiring several unplatted parcels owned by the developer and adjacent owners (Gospel Crusade and IMG Enterprises) along the Gamble Creek and Manatee River. The realtor for the Gospel Crusade property approached the developer regarding this interest. This property would connect with the existing 173-acre tract that was donated by Gamble Creek to Manatee County in 2008. Manatee County already has an easement to the parcel over Gamble Creek’s property for emergency, maintenance, and supervised tours and the property would be just across Gamble Creek from Hidden Harbour Park. Manatee County’s existing easement follows the path of the nature trail in Twin Rivers and has been relocated over the years as the path moved. The County commissioners approved moving to the due diligence stage and are excited about the opportunity to create a park with walking and biking trails along the river and docks for fishing and kayaks/canoes. ELMAC (Environmental Lands Management and Acquisition Committee) intends for public access to be by boat only along the Manatee River and any access by car would be limited to an access point to the north over the Mullholland bridge and through the parcel owned by IMG, not through Twin Rivers by the River House Parcel (with the exception of the existing access easement for emergency, maintenance, and supervised tours). Attached to these minutes is the map showing the parcels under consideration, which parcel boundaries are subject to change.
- Enclave (Phase V-B2 & V-B3) – Developer counsel explained Lennar’s rights under the contract and declaration with respect to leasing and the rights that were in place when Invitation Homes acquired property from Lennar included a minimum lease term of 6 months. Members from the community expressed concern as to the model in the Enclave and signage along Twin Rivers Trail for the Enclave that was previously approved by the developer. The chairman announced that he will request that Invitation Homes move the signage to within the boundary of the Enclave and the new HOA attorney that will be hired by the Association will advise the Association in regard to any other potential violation of the

the Association in regard to any other potential violation of the declaration.

- Turnover – Developer counsel announced that the developer expects turnover will be triggered within the next year or two. It depends on the number of lots that are ultimately added in the remaining phases and how quickly Lennar sells its lots. Currently 1106 lots have been approved for development in Twin Rivers between the Gamble Creek and Twin Rivers II approvals. The plans for the Phase IV-C-B property under contract are not finalized by the prospective purchaser but they are planning to use the remaining lots that were already approved for the development and do not currently intend to request an increase in the total number of approved lots for Twin Rivers.

There being no other or further business to come before the meeting, the same was duly adjourned.



Jeremy J. D'Urso
President

RIVER HOUSE PARCEL NOTICE

TO: TWIN RIVERS ASSOCIATION, INC.


FROM: GAMBLE CREEK, L.C.

DATE: SEPTEMBER 5, 2023

Please take notice that Gamble Creek, L.C., a Florida limited liability company ("Declarant"), is exercising its right under the Amended and Restated Declaration of Covenants, Conditions, Easements, and Restrictions of Twin Rivers recorded in Official Records Book 1952, Page 629, Public Records of Manatee County, Florida, as amended (the "Declaration"), to sell the River House Parcel (as defined in the Declaration) to Twin Rivers Association, Inc., a Florida corporation not for profit (the "Association"), in accordance with the terms of the Declaration. Article 19.2 of the Declaration provides that the purchase price for the River House Parcel will be the greater of: (a) the appraised value of the River House Parcel at the time of the purchase, which appraised value is \$677,000.00; and (b) an amount equal to \$380,000 multiplied by a fraction, the numerator of which shall be the CPI as of the date of the closing, and the denominator of which shall be the level of the CPI as of May 14, 2003, which amount is \$633,038.58. Although the appraisal of the River House Parcel was greater than the increase in value based on CPI and Declarant has the right to purchase the River House Parcel at the greater amount, Declarant has elected to purchase the River House Parcel for the lesser amount of \$633,000.00, the increase in value based on CPI rounded to the nearest thousand. The closing will occur 90 days from the date of this notice on December 4, 2023, at the terms set forth in the Declaration and the legal description for the River House Parcel and access easement to the River House Parcel is attached to this Notice as Exhibit "A."

GAMBLE CREEK, L.C.

By: CounTreeWide Realty, Inc., a
Florida corporation, as Authorized
Member

By: 
Larry J. D'Urso, Jr., as President

DESCRIPTION:

A parcel of land lying in Section 15, Range 34 South, Township 19 East, Manatee County Florida; being more particularly described as follows:

Commence at the most Southerly corner of Tract E, as shown on the plat of Twin Rivers, Phase V-A2 & V-A3 A Subdivision as per plat thereof recorded in Plat Book 67, Page 65, of the Public Records of Manatee County, Florida; thence S41°09'08"E, along the boundary line of said Twin Rivers, Phase V-A2 & V-A3, 43.35 feet TO THE POINT OF BEGINNING; thence continue S41°09'08"E along said boundary line, 138.77 feet to a point on the boundary line of Twin Rivers, Phase V-A4, A Subdivision as per plat thereof recorded in Plat Book 72, Page 148 of the aforementioned public records; thence S41°51'58"W, along said boundary line, 370.11 feet to a point on the Mean High Water Line of the Manatee River; thence meander Northwesterly along said Mean High Water Line, ±213.30 feet; thence N06°44'00"W, 210.92 thence N27°50'04"E, 90.09 feet to a point on a non-tangent curve to the right, whose radius point bears S23°29'15"W, 8.00 feet, and having a central angle of 48°56'07"; thence Southeasterly along the arc of said curve 6.83 feet; thence S17°34'38"E, 102.39 feet to the point of curvature of a curve to the left having a radius of 75.00 feet and a central angle of 30°16'07"; thence Southeasterly along the arc of said curve 39.62 feet; thence S47°50'44"E, 53.76 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 92°42'12"; thence Easterly along the arc of said curve 80.90 feet; thence N39°27'03"E, 14.60 feet to the point of curvature of a curve to the right, having a radius of 95.00 feet, and having a central angle of 29°42'12"; thence Northeasterly along the arc of said curve 49.25 feet to a point of reverse curvature of a curve to the left having a radius of 115.00 feet, and a central angle of 43°57'43"; thence Northeasterly along the arc of said curve 88.24 feet to the POINT OF BEGINNING.

Containing 83,468 square feet or 1.92 acres, more or less.

BOUNDARY CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C1	8.00'	48°56'07"	6.83'	S42°02'41"E
C2	75.00'	30°16'07"	39.62'	S32°42'41"E
C3	50.00'	92°42'12"	80.90'	N85°48'09"E
C4	95.00'	29°42'12"	49.25'	N54°18'09"E
C5	115.00'	43°57'43"	88.24'	N47°10'24"E

BOUNDARY LINE DATA		
LINE #	DIRECTION	LENGTH
L1	S17°34'38"E	102.39'
L3	S47°50'44"E	53.76'
L5	N39°27'03"E	14.60'

SKETCH & DESCRIPTION
 OF
A PARCEL OF LAND
 LOCATED IN
SECTION 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DRAWN: DML DATE: 2023.08.02

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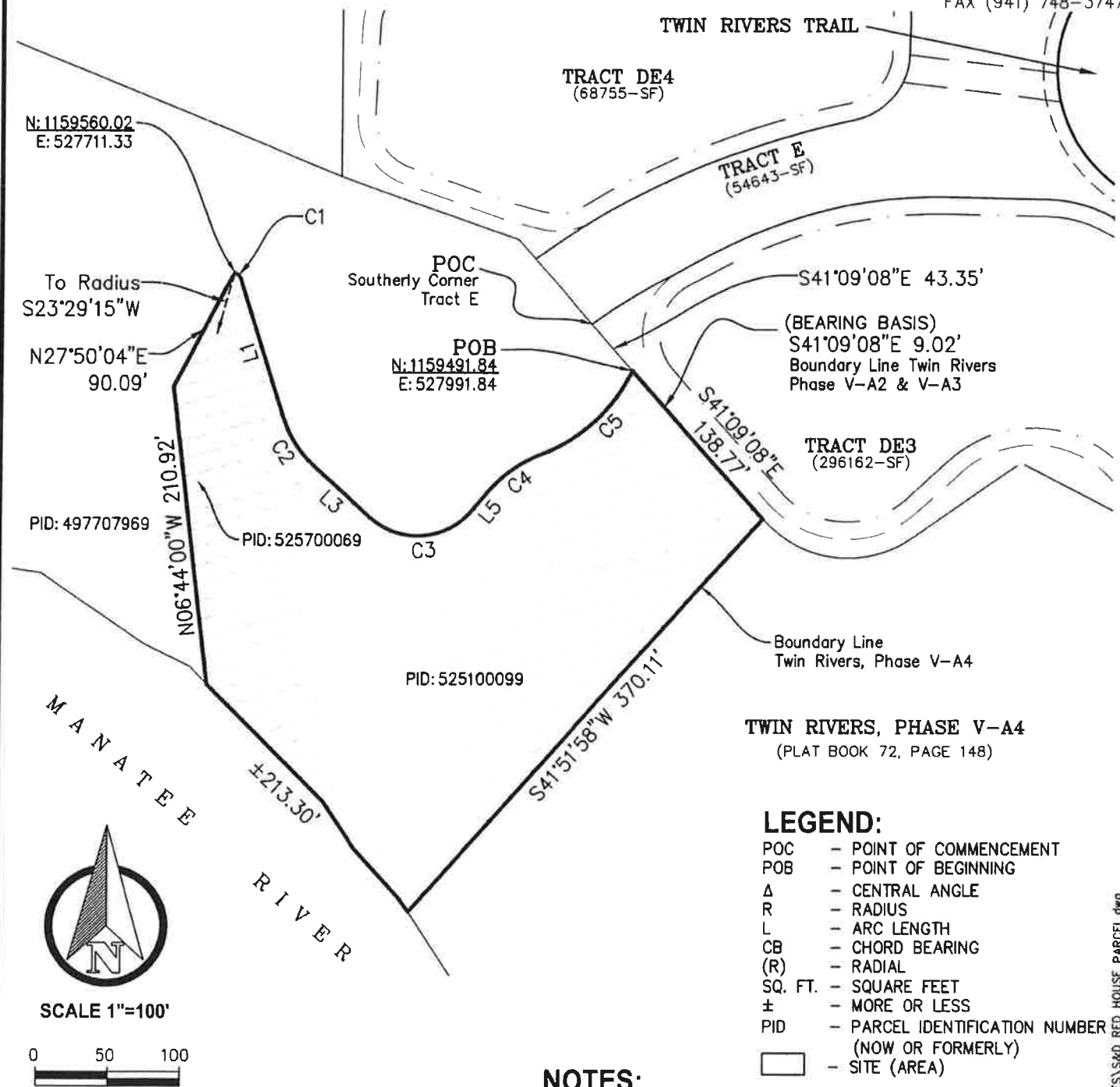
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BY: KAVIN C. WILMOTT, P.S.M.
 FLORIDA CERTIFICATE No. PLS 6809

PARCEL ID NO:
525100099 & 525700069



SCALE 1"=100'



SKETCH & DESCRIPTION

OF
 A PARCEL OF LAND

LOCATED IN
 SECTION 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
 MANATEE COUNTY, FLORIDA

PARCEL ID NO:
 525100099 & 525700069

TWIN RIVERS, PHASE V-A4
 (PLAT BOOK 72, PAGE 148)

LEGEND:

- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING
- Δ - CENTRAL ANGLE
- R - RADIUS
- L - ARC LENGTH
- CB - CHORD BEARING
- (R) - RADIAL
- SQ. FT. - SQUARE FEET
- ± - MORE OR LESS
- PID - PARCEL IDENTIFICATION NUMBER (NOW OR FORMERLY)
- - SITE (AREA)

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD 83/11, DERIVING A BEARING OF S41°09'08"E FOR THE SOUTHWESTERLY LINE OF TWIN RIVERS, PHASE V-A2 & V-A3.
2. THIS SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.
4. CONTAINING 83,468 SQUARE FEET OR 1.92 ACRES, MORE OR LESS.

DESCRIPTION:

A parcel of land lying in Section 15, Range 34 South, Township 19 East, Manatee County, Florida, being a 20 foot wide ingress/egress easement lying 10 foot on each side of the following described centerline:

Commence at the Southeast corner of Lot 5081, Twin Rivers, Phase V-A2 & V-A3, A Subdivision as per plat thereof recorded in Plat Book 67, Page 65 of the Public Records of Manatee County, Florida; thence S22°47'08"W, 145.50 feet to a point on the right-of-way line of Twin Rivers Trail, as shown on the aforementioned plat of Twin Rivers, Phase V-A2 & V-A3, for a POINT OF BEGINNING of the centerline of said 20 foot wide easement; thence S71°57'28"W, 242.02 feet to a point on a curve to the left, having a radius of 140.50 feet, and a central angle of 53°37'14"; thence Southwesterly along the arc of said curve 131.49 feet to a point of reverse curvature of a curve to the right having a radius of 90.00 feet, a central angle of 50°49'06"; thence Southwesterly along the arc of said curve 79.82 feet to a point of reverse curvature of a curve to the left having a radius of 120.00 feet, a central angle of 29°42'12"; thence Southwesterly along the arc of said curve 62.21 feet; thence S39°27'03"W, 57.90 feet to the POINT OF TERMINUS.

The side lines of the above described easement are to be lengthened or shortened to meet any boundary or right-of-way line that the centerline intersects.

BOUNDARY CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C7	140.50'	53°37'14"	131.49'	S45°08'51"W
C8	90.00'	50°49'06"	79.82'	S43°44'44"W
C9	120.00'	29°42'12"	62.21'	S54°18'09"W

SKETCH & DESCRIPTION

OF

A PARCEL OF LAND

LOCATED IN

SECTION 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST

MANATEE COUNTY, FLORIDA

DRAWN: DML DATE: 2023.08.02

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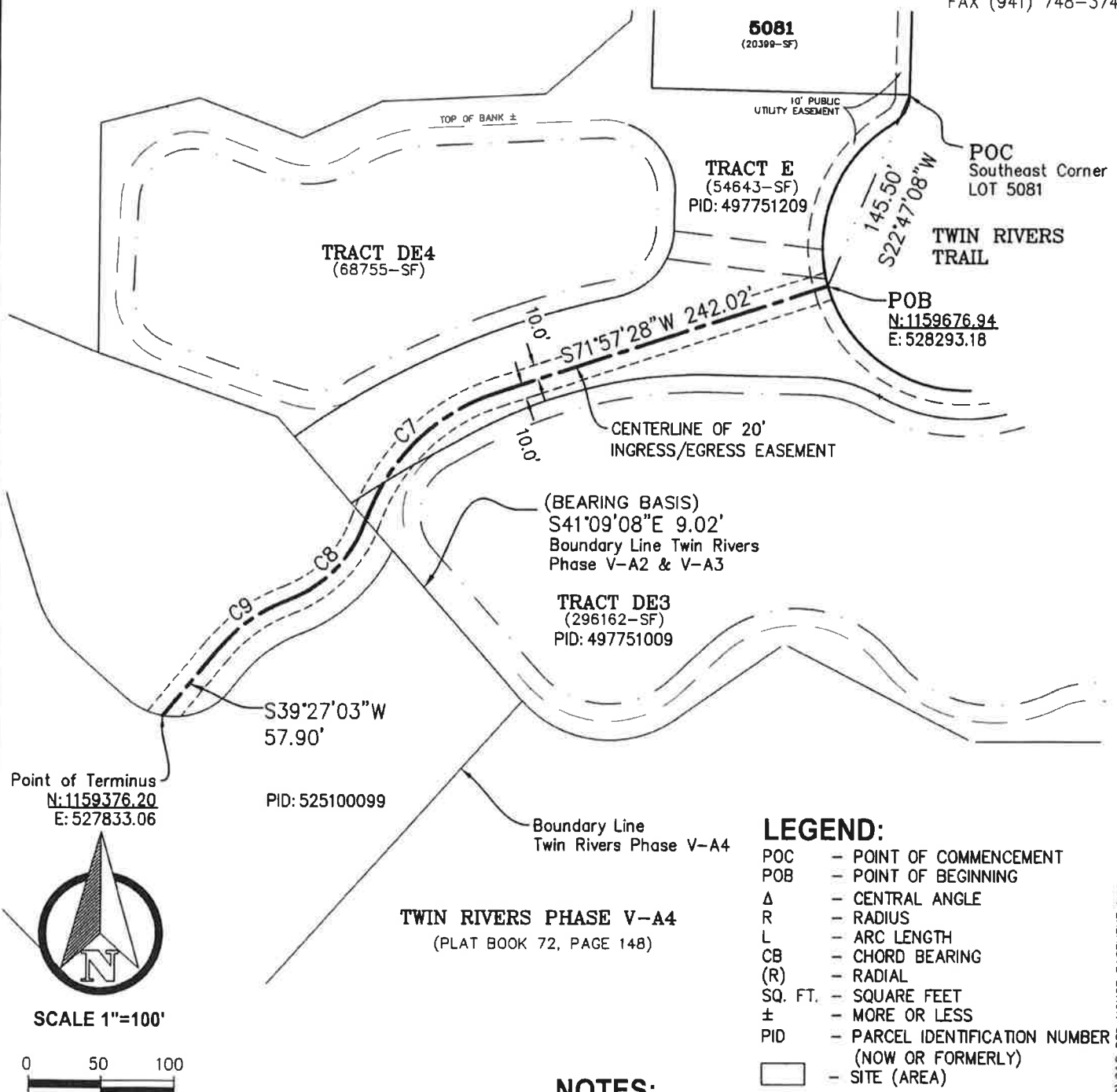
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BY: KAVIN C. WILMOTT, P.S.M.
 FLORIDA CERTIFICATE No. PLS 6809

**PARCEL ID NO. 52510099,
 497751209, & 497751009**



SKETCH & DESCRIPTION

OF
 A PARCEL OF LAND
 LOCATED IN
 SECTION 15, TOWNSHIP 34 SOUTH, RANGE 19 EAST
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PARCEL ID NO. 525100099,
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3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.
4. CONTAINING 11,462 SQUARE FEET OR 0.26 ACRES, MORE OR LESS.

T:\TWIN RIVER\Red House\DESCRIPTION SKETCHES\S&D RED HOUSE EASEMENT.dwg

