

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

The 2024 annual meeting of the board of directors of Twin Rivers Association, Inc., a Florida corporation not for profit, was held in the Sanctuary at Parrish United Methodist Church located at 12180 US Highway 301, Parrish, Florida, on December 6, 2023, at 6:30 p.m.

Present were Jeremy J. D'Urso, Jeffrey D'Urso, Peter P. Maroon, Samantha Schannault, and Jose Quinones, being all the directors of the Association. Also present was association counsel, Michael Prohidney, and developer counsel, Christa Folkers.

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.

The first order of business was approval of the contractor for the common area maintenance contract. The chairman announced that the board previously narrowed down the candidates to Bloomings and Rye Ranch Lawn & Landscape at the November 8, 2023, board meeting with the agreement that the final vote would be made by the three board members who are unrelated to the developer – Peter P. Maroon, Samantha Schannault, and Jose Quinones. On motion duly made, seconded, and carried by a vote of the majority, the board approved the contract with Bloomings for the common area maintenance commencing in 2024.

The second order of business was the approval and ratification of the River House Parcel closing and authorization of the President, Jeremy J. D'Urso, to sign all closing documents in connection with the purchase, in accordance with the terms set forth in the Declaration of Covenants, Conditions, Easements, and Restrictions of Twin Rivers.

The meeting was adjourned and reconvened at 8:15 p.m. after the 2023 annual member meeting where Jeremy J. D'Urso, Jeffrey D'Urso, Peter P. Maroon, Samantha Schannault, and Jose Quinones, being all the directors of the Association, were present.

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.

The first order of business was the election of the officers of the Association until the next annual meeting of the directors. On motion duly made, seconded and unanimously carried, the following were elected as officers of the Association, to serve in such capacities until the next annual meeting of the directors, or until their respective successors shall be duly elected and qualify, whichever shall first occur:

President	-	Jeremy J. D'Urso
Vice President	-	Jose Quinones
Secretary	-	Jeffrey D'Urso
Treasurer	-	Jeremy J. D'Urso

The second order of business was to approve the 2024 budget. After discussion, on motion duly made, seconded and unanimously carried, the board adopted the 2024 budget, which will be attached to these minutes in the minute book.

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



Jeremy J. D'Urso
President

**MINUTES OF 2023 ANNUAL MEETING
OF THE MEMBERS
OF
TWIN RIVERS ASSOCIATION, INC.**

The 2023 annual meeting of the members of Twin Rivers Association, Inc., a Florida corporation not for profit, was held in the Sanctuary at Parrish United Methodist Church located at 12180 US Highway 301, Parrish, Florida, on December 4, 2023, at 6:45 p.m. A list of those present at the meeting and proxies sent by those absent, are attached to these minutes. Also present was association counsel, Michael Prohidney, and developer counsel, Christa Folkers.

By unanimous consent of all those present, Jeremy J. D'Urso, presided as chairman of the meeting. The chairman announced that proper notice of the meeting was mailed to the members, but a quorum was not represented at the meeting. Without a quorum, the members were not able to transact business and elect two new directors. Therefore, existing owner-elected directors, Samantha Schannault and Jose Quinones will remain as the two owner-elected directors of the Association until a quorum is present at an annual meeting of members. Samantha Schannault and Jose Quinones will continue to serve as directors with the three developer-appointed directors, Jeremy J. D'Urso, Jeffrey D'Urso, and Peter P. Maroon. The chairman announced the relationship between each of the developer-appointed directors and the developer and stated the following: Jeremy J. D'Urso is an employee of CounTreeWide Realty, Inc., and CounTreeWide Management Services, Inc., manager of the Association, and a son of D'Urso; Jeffrey D'Urso has been a homeowner and member of the Association since 2003 and is a son of D'Urso; and Peter P. Maroon has been a homeowner and member of the Association since 2005.

The following items were then addressed at the meeting:


1. Rules Regarding Members Rights to Speak at Meetings – The chairman announced that members may ask questions about agenda topics while the agenda topics are being discussed, but any other question must wait until open discussion and the time for speaking on all topics by members will be limited to 3 minutes.
2. River House Committee Update – Mark Federowicz introduced the 5 members of the River House Committee and explained the wide variety of possible building uses that are being investigated. These possible uses range from running the house as a restaurant during the week and holding events over the weekends to donating the house to a historical preservation society.
3. Food Truck Update – Diane Federowicz explained that she recently turned over the food truck coordinator role to Jamie Bohning, who was unable to attend the meeting. The food trucks participate on Thursday nights and will sprinkle in additional nights occasionally.
4. New Common Area Maintenance Contract – The chairman announced that

Bloomings was approved by the board as the new contractor for the common area maintenance in Twin Rivers commencing in 2024.

5. HOA Attorney – The chairman introduced Micheal Prohidney with Tilden & Prohidney, P.L., as the new attorney hired by the board as association counsel.
6. Proposed 2024 Budget – The chairman discussed the 2024 budget and answered general questions about the proposed budget.
7. Christmas Lights – The chairman discussed that the lights looked great and thanked all the volunteers involved.
8. Developer Update – Developer counsel provided the following developer update and presented an updated overall site plan identifying the following areas (a copy of the site plan is attached to these minutes):
 - a. Entrance Parcels – There are two parcels at the entrance of the community that have not been platted or developed and are currently approved in the original GDP as a residential support use (church, daycare, preschool, school, etc.) or can be platted to include additional lots. One entrance parcel is 18.5 acres and is listed for sale for \$2.99M (\$162,108 per acre) and the other entrance parcel where the sales office is located is not currently listed for sale.
 - b. ELMAC Consideration – Manatee County has expressed an interest in acquiring several unplatted parcels owned by the developer and adjacent owners (RETR, 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 for a conservation acquisition to be developed as a park. If acquired, the 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 173-acre parcel over Gamble Creek's property near the River House Parcel 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).
 - c. Enclave (Phase V-B2 & V-B3) – The area sold and developed by Lennar was identified on the site plan as Phase V-B2 & V-B3.

- d. Phase IV-C-B – The area currently under contract and not yet developed was identified on the site plan as future planned Phase IV-C-B. Developer counsel explained that the amended plan for this property has not yet been finalized or approved, but the total number of lots in the re-designed plan will be less than 68, which is the remaining number of lots in the existing Twin Rivers approvals (998 total approved lots less 930 lots platted to date).
 - e. Turnover – The developer expects turnover will be triggered by the end of 2024, provided there are not any delays in the remaining closings. Currently, 1,106 lots have been approved for development in Twin Rivers between the Gamble Creek and Twin Rivers II approvals and of that total 108 of the lots were transferred to the Reserve development, leaving 998 lots that may be included in Twin Rivers based on the current approvals. Once 90% of the total lots included in Twin Rivers are conveyed to end buyers, the turnover meeting will be scheduled within 3 months from that date, as required by Florida Statutes, and the community will then have the right to elect all board members and control the association.
9. Open Discussion - Discussion – Several maintenance items were brought up during open discussion including the maintenance of the wood guard railing and the road street signs.

There being no further business, the meeting was adjourned.



Jeremy A. D'Urso, President