

MINUTES OF 2024 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 Sales Office located at 4019 Twin Rivers Trail, Parrish, Florida 34219 on May 15, 2024, at 5:30 p.m.

A majority of the directors were present, Jeremy J. D'Urso, Jeffrey D'Urso, Samantha Schannault, and Jose Quinones. Also present were 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. Landscape Committee – The chairman presented the volunteers for the Landscape Committee. After discussion, on motion duly made, seconded and unanimously carried, the board approved appointing the following as the members of the Landscape Committee: Keith Honkonen, Donna Ciccone, Jana Williams, Sean Reynolds, Dana Pangelinan, Fred Polseno, Doreen & Vinny Hernandez, and Steve Moore.
2. Turnover Committee – The chairman presented the volunteers for the Turnover Committee. After discussion, on motion duly made, seconded and unanimously carried, the board approved appointing the following as the members of the Turnover Committee: Jeff Dirling, Danelle Cubria, Michelle Sisko, Annie Reynolds, and Mat Wilson.
3. River House Voting Rules – The River House Committee will be asked to provide 4 options for the members to vote in an opinion poll for the future use of the River House. The options with the 2 highest votes will be voted on by the members at the next member meeting of the members in which a quorum is present and must be approved by a majority of the members before moving forward with the option.
4. Lake Repair – Two lakes in Phases I and IV of the community that the Association is responsible to repair and maintain (Lakes 62 and 49) have had several wash-outs and are in need of repair. Multiple contractors have been contacted and the proposals for the work were discussed. After discussion, on motion duly made, seconded and carried by a majority vote (Samantha Schannault voted no; Jeremy J. D'Urso, Jeffrey D'Urso, and Jose Quinones voted yes), the board approved the attached proposal from Swimline Service, Inc., to complete the repair.
5. Electronic Voting – The board discussed researching additional options for electronic voting. After discussion, on motion duly made, seconded and carried by a majority vote (Jeremy J. D'Urso voted no; Jeffrey D'Urso, Samantha Schannault,

and Jose Quinones voted yes), the board approved the attached proposal to purchase and implement electronic voting software prior to the turnover meeting.

6. Developer Update – The following developer update was provided by the chairman:

- Entrance Parcels – As was reported at the 2023 annual meeting of the members in December, 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. No update to report on these two parcels since the date of the 2023 annual meeting of the members.
- ELMAC Consideration – As was reported at the 2023 annual meeting of the members in December, 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. 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 the 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. This transaction is still in the due diligence stage and the developer has not yet executed a contract with Manatee County. In the event a contract is signed and the property is conveyed to Manatee County for use as a park, the primary access to the park will be by boat and the public will not have access by car to the park through Twin Rivers by the River House Parcel. Any access in favor of Manatee County near the River House Parcel will be consistent with the existing access easement for emergency, maintenance, and supervised tours.
- Phase IV-C-B – The area currently under contract with M/I Homes was identified on the site plan as future planned Phase IV-C-B. Once the plans are finalized and approved by Manatee County and the closing occurs, we will know the number of additional lots that will be included in that phase. Although it has been submitted to the County, 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

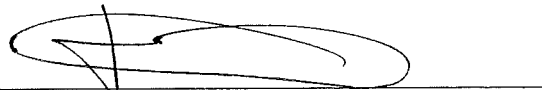
approved lots less 930 lots platted to date).

- River House Parcel – The land use attorney and engineer for the project are in the process of reviewing the approvals for the area where the River House Parcel is located and the final plats for the project. Upon completion of that review, this information will be shared with the River House Committee. In any event, the area surrounding what is currently owned by the association where the River House Parcel is located will all be owned by the association as part of the common areas for the development (approximately 4 acres in total) prior to the date set forth in the declaration for all common area conveyances.
- 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. Until the closings occur for the remaining property and the lots are added to the declaration, the total number cannot be calculated. Once 90% of the total lots ultimately included in Twin Rivers are conveyed to end buyers, the turnover meeting will be scheduled, as required by Florida Statutes, and the community will then have the right to elect all board members and control the association. The board will be coordinating with the turnover committee as we get closer to the closing dates over the next several months.

7. Open Discussion

- Members asked about the irrigation water pressure. The chairman explained the Irrigation Company will be sending out a watering schedule along with some helpful preventative maintenance tips in an effort to help with the water pressure.
- Jose Quinones announced that he will be resigning from the board and will be executing a resignation.

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



Jeremy J. D'Urso
President

ESTIMATE

Swimline Services, Inc
2921 Timberlee RD
Wimauma, FL 33598

SwimlineServices@aol.com
(941)812-4178

Jay
Bill to
Jay
Countree wide realty

Ship to
Jay
Countree wide realty

Estimate details

Estimate no.: 1260
Estimate date: 03/31/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	fix 2 washouts on pond 49., dirt and sod will have to be wheelbarrowed from road to behind house	1	\$1,500.00	\$1,500.00
2.		Services	fix approx.. 20 wash outs on lake 62.. will dig dirt from pond to fix washouts, cover with erosion control matting and sod with bahia sod.. estimating 350-400 ft total of pond bank to be fixed	1	\$8,500.00	\$8,500.00
					Total	\$10,000.00

Note to customer

All Work is to be Done As Listed Above.
35% Deposit Down, 35% Due Day of Start And 30% Due upon Completion
Prices are subject to change after 30 Days from Estimate Date
This Is Just An Estimate Only..
Invoices are subject to be changed due to extra Material and labor added



GetQuorum

TWIN RIVERS ASSOCIATION, INC. - MP - 2024

TWIN RIVERS ASSOCIATION, INC.

13225 STATE ROAD 64 EAST

BRADENTON, Florida 34212

FL

Jay Durso

jay@countreewiderealty.com

9417508441

Reference: 20231207-164046484

Quote created: December 7, 2023

Quote expires: June 15, 2024

Quote created by: Frank Valdes

"Regional Director - Florida"

frankvaldes@getquorum.com

+13054575571

Comments from Frank Valdes

Got any questions? I'm happy to help.



Products & Services

Item & Description	Total
GetQuorum Meetings Pro (USD) - Subscription License (750+) Host Unlimited Virtual Meetings.	\$2,984.00 /year after 20% discount for 1 year
Included:	
- Voter Registration	
- E-Consents	
- Electronic Meeting Notices	
- Unlimited Advance Ballot/Proxy Voting	
- Paper Proxy Tool	
- Set Up & Reminder Emails	
- Administrative Dashboard	
- 1x Hosted/Moderated Annual Zoom Webinar Meeting	
- Virtual Meeting Attendance	
- Digital Quorum Counter	
- Live Voting Capabilities	
- Live Polls	
- Unlimited Virtual Board Meetings powered by Zoom - Cloud Storage for Recording	
Annual subtotal	\$2,984.00 after \$746.00 discount
Total	\$2,984.00

Terms and Conditions

By signing this order form, (i) I hereby acknowledge, understand and accept the terms and conditions of this contract, GetQuorum's [Customer Master Terms of Service](#) ("Terms of Service"), GetQuorum's [Privacy Policy](#), [GetQuorum's Service Level Agreement](#) and [GetQuorum's Acceptable Use Policy](#); (ii) I acknowledge that this Order Form is being executed pursuant to the Terms of Service and that the Terms of Service is incorporated by reference into this Order Form; (iii) I agree that GetQuorum is authorized to charge me for all fees due during the Subscription Term and any Renewal Term; and (iv) I certify that I am authorized to sign and enter into this binding legal contract for the company or organization making this purchase.

Payment Terms

- Payment is due 30 days upon signing and will be billed annually.
- Your Subscription Term (as set out above) will automatically renew for a one-year term (a "Renewal Term").
- Annual plans can be cancelled at any time provided that (i) no refunds will be issued; and (ii) 50% of any remaining unbilled term will be charged upon cancellation.
- Upon renewal, we may increase the fees to reflect future changes to our list prices.
- If you wish to switch between our GetQuorum Voting Essentials and GetQuorum Meeting Pro Package during a subscription Term, you must provide forty-five (45) days notice prior to the payment due date of your annual subscription fee.
- If you purchase additional GetQuorum service(s), you will be automatically charged any applicable fees during the following Billing Period.
- If you have booked Meeting Operations or Virtual Meeting Moderator and Scrutineer Services, you may be subject to a cancellation fee if you choose to cancel or postpone the service less than 48 hours before the meeting date.
- GetQuorum's voting services must be completed within 90 minutes of the start of the meeting. GetQuorum's Moderator will provide results and handover control of the meeting to the chairperson before departing. Clients whose virtual meetings run past the allotted 90-minute timeframe may be subject to an additional charge equal to \$150/30 minutes after 90 minutes (billed by 30 min increments).
- Printing, mailing and costs for additional services are not included and will be billed separately
- Please send all billing inquiries to billing@getquorum.com.
- This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Florida without giving effect to the conflict of laws principles thereof.

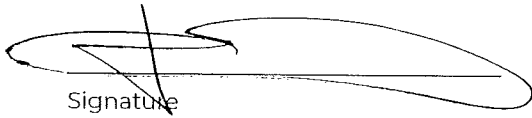
Additional Services

GetQuorum has a series of additional services that can be purchased separately and on-demand. Some of these include:

- Printing and Mailing
- Optional moderation for townhalls and information meetings
- Additional fully-hosted virtual governance meeting with voting requirements
- Additional meeting time passed the allocated 180-minutes

Reach out to us at contact@getquorum.com or visit our website for more details.

Signature



Signature

6/11/24
Date

JEREMY S. DURSO

Printed name

Questions? Contact me



Frank Valdes

"Regional Director - Florida"

frankvaldes@getquorum.com

+13054575571

GetQuorum

550 Front St. W

Suite 614

Toronto, ON M5V3N5

Canada