

Subject: Update on Golf Course and the August BOD Meeting

Dear Fellow HOA Member:

Many thanks to all that attended the August Board meeting. Your input was very productive. Below is a brief summary of the key points covered.

Communications with HOA Members

We have a volunteer to help prepare a Newsletter periodically. The newsletter will include an update on the key topics being addressed by the Board. Hopefully, we can launch that Newsletter soon.

In the interim and between newsletters, within a week or so after each Board meeting, I plan to send a brief update on key matters discussed. Our minutes will also be distributed each month and posted to our website when approved, but the minutes will only include a record of actions taken by the Board. The minutes are not intended to be a transcript or summary of Board discussions.

Community Appearance and Collections

During the Board meeting, we make progress on the following matters in this area:

1. Heard concerns from a homeowner about the condition of street lights in the Twin Rivers neighborhood. Another email has been sent to fill you in on some very good news in this area. Many thanks to Bob White, Jim Shiflett, and Wils Bell for their work on this issue!!!
2. Heard a report that, in response to an action taken by the Board to foreclose, the HOA received payment of approximately \$9,500 that had been outstanding from one HOA member. A company that had purchased this home from the bank made the payment to avoid the foreclosure proceeding.
3. Heard a report that action had been taken against another homeowner to foreclose and sue to compel compliance with deed covenants and HOA rules. This home has been abandoned for 8 years and is in horrible condition. The homeowner is years behind on paying HOA assessments. However, utilities and taxes continue to be paid and there is no evidence of a foreclosure by the first mortgage holder. The homeowner also has received fines totaling over \$60,000 from the City of Oviedo.
4. The Board provided to the property manager a list of the 24 most troubled homes appearance wise in the HOA with instructions to develop plans to address the appearance of those properties.
5. Heard from a homeowner that was concerned that letters were being sent to too many homeowners regarding the appearance of their homes. If you receive such a letter, please think of it as a reminder and take action. Leigh Quinn, our property manager, is working hard to improve the appearance of the neighborhood, which benefits us all. If you have questions, need more time, or need help in addressing some condition of your home, please call Leigh. She is very nice and will do all she can to help you or will enlist members of the Board to help you.

Update regarding the Golf Course

There has been significant activity during the past month in trying to develop a solution to the issues surrounding the golf course that have been a key activity of the Board since March 2014.

You can find on the Golf Course information page of this website, a copy of the material handed out at the meeting. We spent almost an hour on this topic and enjoyed great dialogue with the HOA Members that were present.

We are nearing a point where we will need the HOA Members to become more active again in supporting the HOA's efforts to oppose development of a portion of the golf course or to support a more positive solution.

The Board passed a motion to increase the funding level to \$50,000 for the committee's efforts to work toward a solution to the golf course matter.

Please plan to attend future Board meetings and look for emails asking for your assistance. Stay informed on this issue!! Updates on this topic will always be first thing at the start of the meeting.

If you have questions about anything on the attachments or in this email, please email or call me.

Respectfully submitted,

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