



Twin Towers HOA Newsletter

October 31, 2019

Fall, 2019

GREETINGS AND HAPPY FALL



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2020 Budget:

As the end of 2019 draws near, we have started planning and preparing for the coming year. With the 2020 budget, we plan to continue the concrete restoration, make significant restorations to our perimeter fences, and continue beautification of the property.

We are projecting an increase in the condominium insurance premiums, the cable tv service contract, and salary and benefits increases for our staff in the coming year.

The budget of the Association consists of two areas...the operating expenses and "reserves". Reserves are funds that are set aside for future repairs of major expenses such as painting, paving, roofs, etc. While the operating expenses of the Association are fairly routine or can be anticipated based on upcoming projects, the amount of funds set aside for reserves can be adjusted with a vote of the ownership.

The Association has prepared what is called a "fully-funded" reserve budget as required by Florida Statute. As we have done in the past, we have also prepared an alternate budget in which a portion of the reserves are funded. Acceptance of either budget is required by the homeowners. You will be receiving a proxy in which to cast your vote. Should our owners vote to fund the alternate budget, we project an increase of \$5 for one-bedroom units and \$6 for the two-bedroom and oceanfront units.

For those new to the community or unaware of our long-term plans, the Association is in the third year of an eight year plan to repair all balcony concrete. The cost of this concrete restoration is being done through the monthly maintenance fees. Therefore, a portion of our monthly fees is being set aside for this work. Once the concrete work is complete, the monies being applied to concrete can then be used to build our reserve funds for future expenses.

The plan has successfully solved the issue of concrete restoration with no adverse effects on the general operation of the community. Fortunately, the property is in good condition and we have no known large expenses in the immediate future...the North roof has been recently resurfaced, the South roof is still under warrant, the parking area, pool, elevators and other amenities are all in good shape and should not require any substantial work for several years.

Should you have any questions regarding the 2020 Budget, please call the office.

Contact Information

It is important for the Association to have accurate, current information for each of our homeowners.

We are required by Florida Statute to provide certain information to our homeowners. In order to meet mandatory mailing requirements, we **must** have a current address for you. If you are a seasonal homeowner, please be sure to update your information regularly with the office.

If an emergency occurs in your unit, we must have adequate phone numbers to make contact. Please provide at least one good contact number and be sure your voice mail is set-up and does not get full.

In cases where we can provide email updates, we would like to ensure we have the most accurate email for you. In many cases, the email option allows us to correspond in a timely manner with you.

Finally, please be sure to update your vehicle information in case we need to request moving the vehicle for yard maintenance, etc.

A new Owner Information Sheet is provided for you ease in updating this important information.

Thank you!

Helpful Unit Maintenance Tips:

We have a large seasonal population which means that many of our units sit vacant for extended periods of time. Other units just do not get the routine maintenance that is required in our coastal environment.

To promote the health of your unit's mechanical elements as well as the common electric and plumbing lines, we recommend the following actions:

- Air conditioners should be serviced periodically. Air conditioning units are the owners responsibility to maintain and/or replace.
- A cup of liquid bleach can be poured into your air conditioner condensation drain monthly to prevent clogs. Clogged lines can and have overflowed into the units on the 1st floor, causing additional cost to the Association and you through your monthly maintenance fees.
- Do not flush wet wipes, Q-tips, seafood shells, or other materials as they can cause sewer back-ups.
- Check toilet tank bolts for corrosion and replace toilet flappers and/or mechanisms promptly to prevent running. Be sure that faucets are not allowed to drip. Our water bill makes up approximately 9% of our annual operating budget...so any time we have a running toilet or dripping faucet, we are literally sending money down the drain!
- Leave the A/C set to 78 degrees. This will help stop mold from growing in our humid conditions.
- Keep in mind that any leakage from storms that is the result of your units failure is your responsibility — the most common cause of leaks into other units (usually ones below you) are the failure to properly maintain window and slider track seals. For example, a storm blows water into your slider track and seeps down the unsealed screw holes into the unit below. Be sure to re-caulk windows and door screws periodically.
- We suggest you have someone check your unit periodically. Any number of things can go wrong when you are not here, having a friend or hire a servicing company to double-check your investment when you are away for extended periods.

Balcony Restoration, Fall 2019:

The Association continues to work through balcony restoration for the south side of the south building. The 17 and 15 "stacks" are just about complete and we are starting on the 11 "stack". The contractors have added a second crew, so the work should progress more rapidly from this point forward.

Work is scheduled to be completed sometime in December.

Dumpster Use:

Construction debris, such as carpet, tile, wood, drywall, etc. is not to be disposed of in our trash dumpster. This dumpster is for our regular household waste. We do not get a pick-up everyday, so when the dumpster is full, we cannot empty the building chutes.

Construction waste is to be disposed of by your contract or driven to the local dump.

Welcome New Owners:

Please join the Board in welcoming the newest members of our Twin Towers family:

Heriberto & Carmen Alonso	#108N
Thomas & Constance Britton	#508S
Claudio & Iris Cavallo	#415S
Nestsimar Collado	#601S
Christine Jorge	#604N

Rules & Regulations:

Every condominium association has rules and regulations in place to provide for the peaceful existence of a multi-family environment and to ensure that the architectural integrity of the community buildings are upheld.

Some of the more frequently abused rules include:

Pet rules — only deeded owner are allowed pets...and they must be approved prior to coming to the property. The weight limit is 25 lbs.

Pool — pool occupants must be toilet-trained; no “swimmies” or incontinent products allowed. **NO SWIMMING IS ALLOWED FROM DUSK TO DAWN.**

Unit Work — must be requested **IN WRITING** and approved before work begins. Forms can be found on the website or picked-up in the office.

Parking — space is limited...please be sure to understand the parking rules before bringing multiple vehicles into the community.

Rentals — we have a three month minimum rental term. The Association must receive a copy of the lease, deposit, and Rental Information Form.

Visitors — are to be reported to the office prior to arrival. **EACH AND EVERY STAY.** We must know which units are occupied for emergency purposes.

Keep Twin Towers Tidy!



Please be respectful of our property and properly dispose of trash, cigarette butts, and other items that leave a lasting mark on the property. We continually find items left throughout the property under the guise of “someone else can use it”. In many instances, these items either need to be stored for future use, thrown away, or donated to a recycle association. Any items taken to the pool or beach should be taken back to your unit. Please clean up after yourself and do not leave your mess for others to take care of. Thank you.



Cherishing the memories of our time together. Our condolences to the friends and family of the Twin Towers residents recently lost:

Adele Brown
Nancy Bebrin
Bill Kondracki
Kathy Joyce
Dorothy McCormick
Linda Nard
Evelyn Penney
Leslie Steele

Bulletin Boards

The Association's bulletin boards are for the promotion of community events.

Items presented to the office which comply with our posted bulletin board rules will be posted by staff.

Please be sure to check the community bulletin board for routine activities and special events!



IMPORTANT INFORMATION PROVIDED...PLEASE READ!

Twin Towers Homeowners Association, Inc.
2020 N. Atlantic Avenue
Cocoa Beach, FL 32931

REMINDER

Payments are due on the 1st and late if received after the 7th of the month. Automatic draft is available to ensure timely payment of monthly dues.

BOARD OF DIRECTORS

President:	Mike Naumann
Vice President:	Ruth Kondracki
Treasurer:	Tony Jorge
Secretary:	Richard Murphy
Director:	Sue Howden

Management Office

The Twin Towers HOA office is located at the main entrance to the North building.

Office Hours are Monday through Friday from 9:00 AM - 3:30 PM

Launa Young
Community Association Manager

Phone: (321) 783-2435
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Visit us at www.twintowershoa.com