



Twin Towers HOA Newsletter

May 9, 2017

Spring, 2017

SAFE TRAVELS!

As many of our "snowbirds"

prepare for the return home, we want to wish you safe travels and hopes for a great summer! We hope to see you again soon.

THANK YOU! THANK YOU! THANK YOU!

A special thank you to Shelly Wetzel and Cathy Pece for the hours and hours spent planting, mulching, and watering the flowers beds along the entrance walkway to our buildings.

Their efforts have created a beautiful and inviting courtyard for residents to view from their units or to enjoy as they walk through on their way in and out of the community.



Inside this issue:

Pool Maintenance	2
Building Standards	2
Unit Maintenance	2
Welcome	3
Balcony Restoration	3
Hurricane Season	3
Board of Directors	4
Office Contact	4

UNIT ELECTRIC PANELS

One of our owners recently made reference to the electric panel in their condominium requiring replacement prior to the sale of the unit. The Association has researched electric panels and discovered that certain panels may not provide adequate safety protections for our owners.

Beach Electric has provided the link below for owners to review. They are also willing to provide a discount if we have 10 or more owners update their panels.

<http://www.ismypanelsafe.com/zinsco.aspx>

POOL

MAINTENANCE

The Association is responsible to maintain the pool in accordance with all local, state, and federal standards. In order to meet these standards, the pool is cleaned and the chemicals are checked, adjusted, and recorded daily.

We ask that residents respect the "Closed" sign and refrain from using the pool as this important work is being done.

While we have general time frames in which we can complete the work, there will be times when the pool remains closed for longer than normal. If the sign is up, the pool is closed for a reason.

Please do not risk exposure to harmful chemicals or other health risks by getting into the pool before we have properly prepared the water and pool area.



Building Standards

On April 25, 2017, the Board adopted the Architectural and Building Requirements for Twin Towers.

Many of these requirements have been in place for some time; however, have not been adhered to by owners resulting in common area damage or installation of unacceptable materials.

Failure to comply with the new requirements will result in contractors being denied access to the property until proper approvals are received.

In summary, these requirements:

- **Require prior approval be received before any work is started on-site**
- Requires specific design of shutters, windows & HVAC condensing units
- Describes acceptable hurricane shutter styles
- Requires insurance certificates for all on-site contractors
- Requires specific behavior of contractors, including hours of operation, use

Unit Maintenance – Sliders

Many owners live in a condominium complex so they will not have to mow the yard, fix the roof, and perform other routine "maintenance" and repairs. While the association maintains many of the common areas, condo living is not without maintenance responsibilities.

This past year, we have been made aware of a number of units experiencing moisture in their ceilings likely related to the lack of maintenance to the sliding glass doors & track of the unit above.

of association property, clean-up of debris, parking, etc.

- Restricts patio and balcony floor coverings
- Allows for inspection by management of any work performed on-site
- Discusses fire safety fixtures, patio lighting requirements, and other common element designs

The Board's goal in adopting these Requirements is to document the responsibilities of owners and the Association, and to provide clear, concise detail for material elements which maintain the aesthetic appeal of the property.

It is suggested that requests for work be submitted at least two weeks prior to the beginning of any project. This will allow for any issues to be resolved prior to contractors arriving to the property.

Please be sure to contact the office with any questions prior to the start of any new unit projects.

Owners should periodically have their sliding glass door tracks inspected and, if necessary, have caulk reapplied, screws adjusted, the seals checked and any other measures needed to ensure moisture does not penetrate into the unit below.

The Association will assist in the notification of these types of issues; however, repairs must be coordinated between the owners of each unit and/or their insurance agents.

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

Magaly Chait, Unit 104S

John & Donnabelle Dean, Unit 511S

Renee Griggs, Unit 309S

Paul Larson & Christina Garafola, Unit 310S

Miguel & Dina Nunez, Unit 501N

Balcony Restoration Begins!

We are pleased to announce that balcony restoration is underway in the North Building!

Beginning May 1st, for approximately six to eight weeks, the contractors will be working on all balconies of units ending in "01" and "03" in the North Building.

Updated inspections have been completed and areas of work have been marked. Cosmopolitan Construction will begin removing deteriorated concrete, rebar will be inspected and replaced, as needed. New concrete will be poured and coated.

Once the "01" and "03" stack are complete, the process will begin for the "05" and "07" stacks in the North Building...tentatively to begin in July.

Our goal is to continue performing restoration of the balcony structures over the next eight years using the stack method until all balconies have been reviewed and repairs, as needed.

The Board is returning the flooring of the balcony structures to a concrete surface so that future inspections and repairs can be done. This will allow the association to address minor repairs immediately rather than allowing deterioration to continue unchecked.

As part of the contract, Cosmopolitan Construction will be removing any tile, carpet, etc. to allow for the inspection and repair of the balcony structure. Once removed, no permanent flooring may be affixed to the balcony surface.

The Board understand that this is a long, loud, and sometimes intrusive project. We thank all owners for their understanding as we take the steps necessary to ensure the safety of our residents and the soundness of our building structures.

Thank you!

HURRICANE SEASON COMING

Please remember...if you plan to be away from your unit for longer than two weeks during this hurricane season, please remove all items from the balcony and secure them in your unit.

These items, if not removed, may become projectiles that can cause damage to your unit as well as others' property.

Should a severe weather issue head our way, we would like to use our time to prepare the common areas of the property.



KEEP CURRENT ... PLEASE READ

Cocoa Beach, FL 32931

2020 N. Atlantic Avenue

Twin Towers Homeowners Association, Inc.

TO ENSURE THE PEACEFUL ENJOYMENT
OF THE PROPERTY BY ALL RESIDENTS,
PLEASE FAMILIARIZE YOURSELF AND
GUESTS WITH ALL PROPERTY RULES.

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
Fax: (321) 783-2040

E-Mail: twintowersmanager@yahoo.com

BOARD OF DIRECTORS

President:	Mike Naumann
Vice President:	Garnet Subak
Director:	Richard Murphy
Treasurer:	Jeff LaFleur
Secretary:	Maria Reteguiz