

# Twin Towers Newsletter

APRIL 2012

Have you had  
a kindness  
shown?  
Pass it on.  
T'was not given  
for thee alone;  
Pass it on!  
Let it travel  
down the  
years,  
Let it wipe an-  
other's tears,  
Til in heaven  
the deed ap-  
pears -  
Pass it on!

Henry Burton

## PRESIDENT'S LETTER



Hello Everyone:

Beginning with this newsletter, we are going to try and reach out to everyone on a quarterly basis. Debra Penney has agreed to be our editor and I am pleased she accepted as she does a great job.

There will be several segments designed to keep you informed of what's happening at Twin Towers. There will also be a segment where the board members will have an opportunity to speak to you individually or collectively. This will allow suggestions and continued overview of our daily decisions. There will be a section for the financial standings that I have asked Tom Bove to orchestrate. His attention to detail has been very informative and I would like him to share this with all the owners.

I recently received an email from a concerned owner regarding the upcoming installation of our sprinkler system. It was obvious we need this news letter to keep everyone updated. The owners' questions were addressed many times at several meetings but it must not have reached them. Something like that should not happen.

It bothers me that the agendas addressed at our board meetings are not reaching everyone. We've had trouble in the past when a two-thirds vote was needed on an important specific change or addition. If the owners are not receiving timely updates, how can they understand the issues at hand, and react accordingly? If they would be kept abreast on what's going on and why, then maybe we could activate their interest and improve their responses. I hope the direction of a quarterly newsletter will be interesting, informative and beneficial to everyone.

In closing, I want to thank everyone for their support during my first experience as your President. I am pleased you have confidence in me for a second term. I would like to think the board's direction has been satisfactory and that our intentions are to keep the owners' best interest in mind. Please remember, board members are owners too. What affects you will affect us as well.

Thank you,  
Mike Naumann/President

## MANAGER'S COMMENTS

**OWNERS CONCERN:** Twin Towers HOA is managed by certain rules and regulations agreed to by all owners when they purchase their property. We ask that you please take the time to read these docu-

ments to re-familiarize yourself with them. If you need a copy of the rules and regulations please send us an e-mail and a copy will be sent to you or stop by the office for a copy. Thanks



## TREASURER'S UPDATE

- ◆ The Association had a fiscally sound quarter with a healthy balance in the operating fund. The reserve funds have been increased as budgeted.
- ◆ The construction on the towers has remained within the assessment budget. All the construction projects up to date are within budget.
- ◆ In the coming months the board has allocated funds to repair the walkways, clean all the carpets, repair the fence, the gates and approximately 20 balcony rails. The staff will repair the fence (for an approximate savings of \$4500.00) and we will hire a fence/ gate company to repair the gates.
- ◆ The board is hoping to replace the sliding glass doors in the Atlantic Room and complete some renovations there without an assessment.
- ◆ The board has hired a consultant to assist in bid specifications for the sprinkler system. Once a contract has been completed it must be submitted and approved by the City of Cocoa Beach. The board hopes to complete that project sometime in the next several months. Unfortunately this will require an assessment since there is nowhere else to obtain those funds. It is my opinion that once that is completed no further assessments should be anticipated in the foreseeable future.
- ◆ The painting of the building and the parking lot will be the next projects to be done but I believe they will be budgeted for at the time they are going to be done.



### NO SMOKING FACILITY

Florida Clean Air Act (386.203), refers to "NO SMOKING" in common areas of Condominiums and/or Home Owners Associations, to include all common areas, hallways, stairwells, etc., which affects Twin Towers Home Owners Association.

Also, this act will be enforced under section (386.208) penalties. The first penalty is a fine of \$100.00. Each subsequent occurrence for the same offense is \$500.00.

All statutes can be found under "Florida Clean Air Act".

Thank you for your cooperation in this matter.





## TELEMARKETING FRAUD

We are all bombarded with telephone calls from telemarketers offering us everything from investment opportunities, to home improvement repairs. There is an abundance of telemarketing fraud. A good train of thought is "if it sounds too good to be true, it probably is." The following information was taken from a booklet by the National Crime Prevention Council.

The National Crime Prevention Council has designed a booklet to help sort through telemarketing offers so you can recognize which offers are legitimate, and which are scams. Armed with the right education, we can spot scams, and protect ourselves from schemes.

### SOME TIPS TO REMEMBER WHEN YOU RECEIVE TELEMARKETING CALLS

- ◆ NEVER GIVE PERSONAL INFORMATION OVER THE PHONE UNLESS YOU INITIATED THE CALL AND HAVE CONFIDENCE IN THE PERSON OR AGENCY RECEIVING THE CALL.
- ◆ Do not give out your credit card information unless you initiate the transaction.
- ◆ Guard your Social Security number carefully, and never give it to strangers.
- ◆ When someone calls to offer goods or services that you have to pay for, tell the caller to send you a description of the offer in writing so you can read it over before making a decision.
- ◆ If a contractor calls to offer home repairs, check his or her reputation with your local Better Business Bureau and inquire at your city offices to see if any complaints have been lodged. Remember, that references provided by the contractor may be phony.
- ◆ Check out charities before you give. Call the charity to find out if it has authorized its name.
- ◆ Be extra careful for help that follow disasters. Make checks out only to the charity itself, not to the caller, and mail to the charity's listed address.
- ◆ Hang up on callers posing as officials of the U.S. Customs and Border Protection who say they have received an international parcel for you. This government agency will never make such a call.



"At the beach, life is different. Time doesn't move hour to hour but mood to moment. We live by the currents, plan by the tides, and follow the sun."  
- Anonymous

#### BOARD OF DIRECTORS

President: Mike Nauman  
Vice President: Gus Ermides  
Treasurer: Tom Bowe  
Secretary: Jerry Hughes  
Director: Dennis Buenik

- ◆ Wire money only to family members or people you have known for a long time. Wiring money is as good as sending cash.
- ◆ Hang up immediately on calls received before 8:00am and after 9:00pm. These calls violate the Telemarketing Sales Rule.
- ◆ Tell callers to take your name off of their contact lists if you don't want to hear from them again. If they call back, they are breaking the law and you can feel comfortable hanging up on them.
- ◆ End all unwanted calls quickly. You need only hang up, not explain or apologize.

#### DON'T CALL ME, I'LL CALL YOU

You can ask to be put on the National Do Not Call Registry. The Federal Trade Commission's National Do Not Call Registry number is 888-382-1222. You can also register on line at [www.donotcall.gov](http://www.donotcall.gov).

Remember, it's not Rude, It's Shrewd...You don't have to talk to telemarketers, and it's not rude to say thank you for your call, and hang up?

