

Twin Towers Homeowners Association, Inc.
BOARD OF DIRECTORS

WHERE: Atlantic Room
2020 N. Atlantic Ave
Cocoa Beach, FL 32931

WHEN: May 6th, 2024

TIME: 4PM

ATTEND BY ZOOM:

Meeting ID: 862 9235 2049

Zoom Link: <https://us06web.zoom.us/j/86292352049>

AGENDA

- Call Meeting to order
- Pledge Of Allegiance
- Certify the posting of the meeting
- Approve the minutes of BOD Meeting 3/15/24
- Consent Agenda Approval
- Public Comments
- Officers' comments
 - President
 - Vice President
 - Secretary
 - Treasurer
 - Director
- Old Business - None
- Committee Comments
 - Budget/Finance
 - Maintenance
 - Hearing

- Beautification
- Architectural
- Storage
- Women's Club
- Discussion Items
 1. Keystone – East Ends
 2. Keystone – South Building North Side
 3. South Building Roof – Laneville Roofing
 4. Milestone Report – Engineering Selection
 5. SIRS – Engineering Selection
 6. Petro Plumbing Stack Agreement
 7. E-bikes – Storage Room Policy
- Adjournment

Twin Towers Homeowners Association, Inc.
BOARD OF DIRECTORS

Consent Agenda

1. Adam Kohn	\$164	Reimbursement of A/C
2. Scott Benson	\$650	Drywall Reim Leak (Showcase)
3. Marianne Habershaw	\$250	Drywall Repair (Showcase)
4. Marianne Habershaw	\$1,110	Rat damage to unit June 2023
5. Truly Nolan	\$1,800	Bed Bugs 615S-611S-617S
6. Washer	\$1,950	5 th Floor N. Building
7. JP	\$1,800	South Roof

TWIN TOWERS HOMEOWNERS' ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

May 6, 2024
Atlantic Room and Zoom

- 1) ESTABLISH QUORUM

President, Lane Ramsfield	Present
Vice President, Dennis Howden	Present
Secretary, Kelly Stanton	Present
Treasurer, Tom Bowe	Called In
Director At Large, Rita Stevens	Present

- I. CALL TO ORDER
The required quorum was present. Meeting called to order at 4PM

- II. PROOF OF MEETING MINUTES
The meeting was properly noticed on all bulletin boards and on the website.

- III. APPROVAL OF MINUTES
It was moved by Dennis Howden and seconded by Rita Stevens to waive the reading and approve the minutes from the 3/15/24 Board Meeting.

- IV. CONSENT AGENDA APPROVAL
It was moved by Lane Ramsfield and seconded by Rita Stevens to approve the items on the consent agenda.

- V. PUBLIC COMMENTS
Comments were made by the public.

- VI. OFFICERS' COMMENTS
Comments were made by all officers on board.

- VII. UNFINISHED BUSINESS
None at this time.

- VIII. COMMITTEE COMMENTS
Budget/Finance: Tom Bowe discussed audit that is being completed.
Maintenance: Sue Howden made comments.
Hearing: Dan Lambrides did not make any comments.
Beautification: Bill Penny made comments.
Architectural: Dennis Howden did not make any comments.
Storage: Rita Stevens made comments.
Women's Club: Motion to accept the painting of laundry rooms.
Motion made by Rita Stevens, 2nd by Lane Ramsfield. Motion passed.

- IX. NEW BUSINESS
 - Motion to approve Keystone for the East Ends of \$1,200.
Motion made by Dennis Howden, 2nd by Rita Stevens. Motion passed.
 - Motion to approve Keystone for the South Building on the North side of \$21,500.
Motion made by Rita Stevens, 2nd Dennis Howden. Motion passed.
 - Motion to accept Laneville Roofing for South Building Roof.
Motion made by Dennis Howden, 2nd by Tom Bowe. Motion passed.
 - Motion to approve Milestone report with Keystone for \$12,000.
Motion made by Lane Ramsfield, 2nd by Dennis Howden. Motion passed.
 - Motion to approve SIRS with Sedgwick for \$15,480.
Motion made by Kelly Stanton, 2nd by Rita Stevens. Motion passed.
 - Motion to approve an agreement with Petro Plumbing for stacks of units.
Motion made by Lane Ramsfield, 2nd by Tom Bowe. Motion passed.
 - Motion to change policy for E-bikes in Storage Room.
Motion made by Rita Stevens, 2nd by Dennis Howden. Motion passed.
 - Motion for a new outside Umbrella.
Motion made by Dennis Howden, 2nd by Lane Ramsfield.

X. ADJOURNMENT

There being no further business on the posted agenda, by mutual consent the meeting adjourned at 6:24PM
Motion made by Lane Ramsfield, 2nd by Rita Stevens. Motion carried.

Minutes respectfully submitted by

Robert Kramer, CAM
For: Board of Directors