

**TWIN TOWERS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**FEBRUARY 10, 2023**  
**ON-SITE CLUBHOUSE**

**1) ESTABLISH QUORUM - CALL TO ORDER**

President, William C. Penney, Jr.	Present
Vice-President, Lyn Parsons	Present (prior to voting)
Secretary, Dennis Tjaden	Present
Treasurer, Anthony Jorge	Via telephone
Director; Rita Stevens	Present

**I. CALL TO ORDER**

The required quorum was present. President William Penney chaired the meeting and called it to order at 9:01 AM.

**II. PROOF OF MEETING NOTICE**

The meeting was properly noticed in compliance with FS 718.

**III. APPROVAL OF MINUTES**

It was moved by William Penney and seconded by Dennis Tjaden that reading of the minutes from the board meeting held on January 18, 2023 be waived.

Vote: all in favor. Motion carried.

It was moved by William Penney and seconded by Dennis Tjaden that the minutes from the board meeting held on January 18, 2023 be approved.

Vote: all in favor. Motion carried

**IV: NEW BUSINESS**

- William Penney introduced representatives from Osborne Engineering, who spoke about the inspection performed on South Building-North side balconies. When engineers presented their findings, they noted that no eminent safety issues with balconies. However, potential that pieces of concrete could become dislodged from balcony rails.
  
- Beautification Committee's recommendation on floors and walls for 1<sup>st</sup> floor hallways and doors, lobbies, office  
Owner discussion, Board discussion.  
William Penney made a motion to accept:  
Paint for 1<sup>st</sup> Floor walls paint: Sherwin Williams SW9166-CR14; Drift Of Mist  
Trim paint: Sherwin Williams SW7005-255-C1; Pure White  
Carpet tiles for 1<sup>st</sup> floor; Aladdin Commercial, Style 2B176, color 929 Granade  
Plank flooring for lobbies and office: Philadelphia Commercial, 6" x 48", color 00174 Fir  
Rita Stevens seconded  
Vote: all in favor. Motion carried

William Penney made a motion to table vote on painting of doors

Dennis Tjaden seconded

Vote: all in favor. Motion carried

- Removal of chair-rail in both first floor hallways  
William Penney made a motion to not take down the chair rail on 1<sup>st</sup> floor hallways  
Rita Stevens seconded  
Vote: all in favor. Motion carried
- Removal of mirrors in both building lobbies and drywall repairs for \$1,200  
William Penney made a motion to authorize removal of mirrors  
Rita Stevens seconded  
Vote: all in favor. Motion carried
- Painting of laundry rooms on floors 3-6, for a total of \$480  
Walls: Sherwin Williams color Topsail,  
Trim: Pure White  
Ceiling: Antique White  
William Penney made a motion to paint laundry rooms, Dennis Tjaden seconded  
Vote: all in favor. Motion carried
- William Penney gave an update on 2022 Special Assessment items
- The cost for pool deck cleaning, re-sanding and sealing for \$4,488.  
The pool will need to be closed for 2 days  
William Penney made a motion to accept proposal for pool deck cleaning, re-sanding, sealing  
Rita Stevens seconded  
Vote: all in favor. Motion carried
- William Penney gave a summary of employee health insurance savings. Will save over \$6,000 in 2023. Joe Graves will receive a stipend of \$440/month to cover his health insurance and the Association will no longer provide health insurance to employee(s)  
William Penney made a motion to give Joe Graves \$440/month  
Dennis Tjaden seconded  
Vote: all in favor. Motion carried

**V. UNFINISHED BUSINESS**

Unit 110N appraisal came in at \$240,000

Owner and Board discussion on whether the proceeds from the sale of Unit 110N be put into Operating or Reserves account

William Penney made a motion to put the proceeds from sale of unit 110N be put in reserves account

Dennis Tjaden seconded

Board members Jorge and Stevens voted aye

Board members Penney and Tjaden voted nay

As vote was a tie, motion tabled

**VI. ADJOURNMENT**

There being no further business on the posted agenda, by mutual consent the meeting adjourned at 10:48 AM.

Minutes respectfully submitted by

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Robert Kramer, CAM  
For: Board of Directors