

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

February 19, 2024

Atlantic Room

1) ESTABLISH QUORUM

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

**I CALL TO ORDER**

The required quorum was present. Lane Ramsfield chaired the meeting and called it to order at 5:32 PM

**II PROOF OF MEETING NOTICE**

The meeting was properly noticed in compliance with FL#718. 52 residents in attendance

**III APPROVAL OF MINUTES**

It was moved by Lane Ramsfield and seconded to approve the election results of February 15, 2024

Vote: All in favor. Motion carried.

**IV UNFINISHED BUSINESS**

None

**V NEW BUSINESS**

1. Brief introduction of description of each officer intent
2. Showcase Management submitted a letter of resignation with 60-day clause or until otherwise relieved.  
Vote: All in favor. Motion carried.
3. Hiring of new manager with working hours, M-Th, hours TBD & posted  
Vote: All in favor. Motion carried.
4. Hiring of bookkeeper with working 1 day per week, closed  
Vote: All in favor. Motion carried.
5. Discussion of Twin Tower Committees. Presented Budget/ Finance, chaired by Tom Bowe; Maintenance, chaired by Kelly Stanton; Hearing, chaired by OPEN; Beautification\*, co-chaired by Linda Iannucci and Shelly Wetzels; Architectural, chaired by Dennis Howden; Storage\*, chaired by Rita Stevens. \*Recertify current committee. Future committees are possible.  
Vote: All in favor. Motion carried.
6. Right of First Refusal by the Board of Directors for Unit 115S  
Vote: In the Negative to purchase unit 115S on behalf of TT. Motion carried.

7. Signers on the Twin Towers Bank Accounts will be ALL Board members. Two signatures are required for each check disbursement.

Vote: All in favor. Motion carried.

#### VI RESIDENT COMMENTS

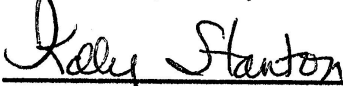
1. Where to send March checks? *Continue to PO box or same auto payment to Showcase until new process in place.*
2. Who is the new manager and hours? *Bob Kramer, M-TH, 9A-4P*
3. Manager duties- *BOD Will enumerate; Would like financials quicker-owners will have quicker, likely monthly; Status of Audit-Showcase committed to delivering records today to CPA; Would like to receive monthly management reports-BOD would like to provide same*
4. Short Term Rentals-*At this time, no less than 3 months, BOD CANNOT change governing docs on their own, would submit listing of Pros & Cons to owners for input after investigation, Owners must follow governing docs and be subject to consequences if governing docs broken.*
5. Owners must participate in the orderly transmission of ideas and maintain decorum.
6. Previous carport damage should be addressed, *Bob Kramer familiar with issue & will address.*
7. Status of 110N, *BOD cannot address at this time as must investigate but will have update at next meeting.*
8. How will CRI be held accountable for damages to Lawn, Sprinklers & Lighting, *be investigated by BOD?*
9. Are there any background checks being conducted on new renters/owners, *not at this time but BOD may resurrect prior R & R changes in future & whether non-refundable fees can be added to applications?*

#### VII ADJOURNMENT

There being no further business on the posted agenda, by mutual consent the meeting adjourned at 6:40PM

Vote: All in favor. Motion carried.

Minutes respectfully submitted by



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Kelly Stanton, Secretary

For: Board of Directors