

**TWIN TOWERS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**JANUARY 11, 2023**  
**ON-SITE CLUBHOUSE**

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

President, William C. Penney, Jr.	Present
Vice-President, Lyn Parsons	Present
Secretary, Dennis Tjaden	Present
Treasurer, Anthony Jorge	Telephone conference call
Director; Rita Stevens	Present

Robert Kramer, Manager was also present.

**I. CALL TO ORDER**

The required quorum was present. President William Penney chaired the meeting and called it to order at 10:00 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 Rita Stevens that reading of the minutes from the board meetings held on November 16, 2022 and December 2, 2022 be waived.

Vote: all in favor. Motion carried.

It was moved by William Penney and seconded by Rita Stevens that the minutes from the board meetings held on November 16, 2022 and December 2, 2022 be accepted.

Vote: all in favor. Motion carried

**IV: UNFINISHED BUSINESS**

a) Discussion of sidewalk repair bid, for sidewalk inside courtyard by, Myers, Inc. At a cost of \$12,000, which is \$8,000 less than previous quote.

It was moved by William Penney and seconded by Rita Stevens to accept bid.

b) Discussion of flooring options; carpeting for 1<sup>st</sup> floors of both North and South buildings and vinyl plank tiles for North and South building lobbies, by J & J Carpets One, at a cost of \$30,610.

Discussion followed.

It was moved by William Penney and seconded by Rita Stevens to accept bid.

Vote: board members Penney, Stevens, Tjaden, Parsons, voted for and board member Jorge voted against. Motion carried

**V. NEW BUSINESS**

- a) Consideration and Approval of Special Assessment for 2022-2023 Insurance Premium budget shortfall.

William Penney gave an update on Insurance increase  
Discussion followed

It was moved by William Penney and seconded by Lyn Parsons to approve Special Assessment, for 2022-2023 Insurance premium budget shortfall, of \$404,750, due February 15, 2023, payable in full or over 10 months, at per unit cost of:

One Bedroom:	\$1,890 or \$189 / month for 10 months
Two Bedroom:	\$2,290 or \$229 / month for 10 months
Oceanfront:	\$2,530 or \$253 / month for 10 months

Vote: All in favor. Motion carried

- b) Approve \$5,000 expenditure for sewer work in South building.

It was moved made by William Penney to and seconded by Lyn Parsons to approve \$5,000 expenditure for sewer work in South Building

Vote: all in favor. Motion carried

**VI. ADJOURNMENT**

There being no further business on the posted agenda, by mutual consent the meeting adjourned at 11:49 AM.

Minutes respectfully submitted by

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Robert Kramer, CAM  
For: Board of Directors