



Twin Towers HOA Newsletter

September 10, 2018

Fall, 2018

LONG-DISTANCE NUMBERS MAY NOW BE USED IN THE SET-UP OF THE LOBBY ENTRY GUARD SYSTEM!

PLEASE CALL THE OFFICE FOR FURTHER INFORMATION AND SET-UP.

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Letter from the President:

Greetings to All:

Hope all are having a nice Summer! If you are here in Cocoa Beach like some of us, you know the heat has been high in the nineties with the Heat Index well over 100 degrees. Some days it is unbearable.

Lots going on at Twin Towers these days:

- Two new tankless water heaters have been installed in each building to service to Laundry Rooms. The cost was \$17,000; however, we received a \$8,000 rebate from the Gas Company which certainly made it feasible to do both buildings.
- We had an entire new Irrigation System installed on property. That's right! All thirteen zones, pipes, heads and valves along with a new timer. This was long overdue. The system we had was very old with pipes leaking and the coverage was minimal, at best. Now the coverage is great and the grass in the courtyard and main entry way is green and lush. Really looks great!
- With the rebate from the Gas Company, the Board decided to replace the perimeter hedge along the inside of the North and South fence from the parking lot fence to the Beach. Much of this plant material has reached the end of it's lifecycle and/or was damaged by Hurricane Irma. Replacing this material will keep our property looking beautiful for years to come. We are not installing a hedge along the rear of the property, as we want to keep the view of the ocean unobstructed.
- The new Generator has been installed and is 100% functional...just in time for Hurricane Season. Let's hope we don't have to use it this year!
- Of the two units with window damage caused by Hurricane Irma, one unit has brand new enclosure windows and looks great! The windows for the other are being fabricated, with installation scheduled for mid-September.

Florida Humidity

Recently, one of our homeowners' thermostat stopped working (possibly due to dead batteries.) With no air circulating to drawing out the humidity, mold was able to grow. The homeowner has had to have mold remediation & cleaning performed, as well as get all new furniture.

With the high humidity in Florida, it is recommended to keep thermostats set to 78 degrees. We also recommend that homeowners who are not here for long durations either have routine checks performed on their unit or install a "smart" thermostat that can alert you when the temperature or humidity of your unit fluctuates.

As an added benefit, smart thermostats are often programmable, allowing you to have them come on at night...when the cost of electricity is cheaper!

Please educate yourself and make arrangements to protect your unit.

President's Letter, continued:

Launa is in the process of preparing the 2019 Budget and we anticipate a Budget Meeting to be scheduled for September 25, 2019. We will strive to keep the monthly assessments the same as they are in 2018. I think it would be excellent for the morale of the community and, if possible, that is what we are planning on!

The Board is currently reviewing the Rules and Regulations. The document is cumbersome and when it is given out, some do not take the time to read and so they fall on deaf ears. I believe a condensed version would be more effective and as we proceed, please be assured that no change will be made until all the winter people are back in residence. While the Board is charged with creating the Rules and Regulations, we believe that all voices should be heard.

In closing, I would like to mention that Twin Towers has found a real gem in Launa. She is willing to do anything, help anywhere she can, and she has an extremely positive and pleasant attitude towards all she works with. It has been my pleasure to work with her in the last few months and look forward to continuing for many years to come!

All those traveling back to Twin Towers in the future, I wish you safe travels and look forward to seeing you in the Fall.

Sincerely,
Richard D. Murphy, LCAM
President, Twin Towers HOA, Inc.

Emergency Assistance:

If you live alone, you may want to consider providing a copy of your unit key to a neighbor for emergency purposes. Association staff are not always on-site to provide entry in the event of an emergency.

If your neighbors are seasonal, the Fire Department recommends purchasing a key box (like realtors use) at a local home improvement stores. The key box may be hung on the door and the code provided to the Fire Department should a medical emergency arise or evacuation assistance be needed. Their non-emergency number is (321) 868-3251.

As a reminder, the office will maintain a record of persons needing special assistance in the event of an emergency or evacuation. It is your responsibility to notify the office if you or a guest staying with you may need special assistance.

Should an emergency arise, we can provide your information to the authorities to ensure proper assistance is provided.

Welcome New Owners:

Please join the Board in welcoming the newest members of our Twin Towers family:

Linda & Donato Iannucci	614S
Kay, John & Susan	509N
Stephen & Suzanne Knight	302S
Moore, Kelly & Theodore	202S
Nguyen, Joe W	514S
Regal Vista LLC	617S
Jeffrey Richmond	102N
Maryna Shalypina	607N



Cherishing the memories of our time together. Our condolences to the friends and family of the Twin Towers residents recently lost:

David Duffy

Philip F.M Gilley, Jr.

Roseann Marcinkiewicz

Upcoming Projects:

With plenty of summer left, we are planning to complete the following projects before our snowbirds return:

- *Shuffleboard court resurfacing
- *Balcony divider paint/repair
- *Sand & seal pool pavers
- *Touch-up paint buildings as needed
- *Seal the beach walkway
- *Continue planting in areas of need

Personal Service Requests:

Association staff are on-site to maintain the common areas of the community and perform routine administrative, maintenance & cleaning duties.

We are not here to perform personal services such as receive packages, perform utility checks in your unit, or coordinate unit entry for repair services. Your unit is your responsibility -- treat access to your condominium as if this was a stand-alone home and make your own arrangements for entry, deliveries, etc. Other than for emergency situations and pest control, the Association will not assume the liability of entry into your unit.

We suggest you leave a set of keys will either a full-time resident, local family or friend, or a "home service" company to perform these services for you.

Signature Residential Services
 (772) 766-2816
 www.signatureofbrevard.com

KP Finke Home Services
 321-501-2039
 www.kpfinke.com

CLEAR THE DECK

WIND, STORMS & HURRICANES ARE ALWAYS A THREAT— PLEASE CLEAR ALL ITEMS FROM YOUR BALCONY!



THE ASSOCIATION WILL REMOVE, AT THE OWNERS' COST, ANY ITEM THAT MAY BECOME A HAZZARD TO UNITS OR COMMON AREAS.

Thank you!

IMPORTANT INFORMATION PROVIDED...PLEASE READ

Cocoa Beach, FL 32931

2020 N. Atlantic Avenue

Twin Towers Homeowners Association, Inc.

REMINDER

FOR SAFETY REASONS, ALL VISITORS ARE TO BE REGISTERED WITH THE OFFICE... EACH AND EVERY TIME A VISITOR IS USING A UNIT OR STAYING WITH AN OWNER.

BOARD OF DIRECTORS

President:	Richard Murphy
Vice President:	Anthony Jorge
Director:	Jesse Westburgh
Secretary:	Susan Howden

Management Office

The Twin Towers HOA office is located at the main entrance to the North building.

Office Hours are Monday through Friday from 9:00 AM - 3:30 PM

Launa Young
Community Association Manager

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