



# Twin Towers HOA Newsletter

April 2024

Spring 2024

**What's the difference between spring rolls and summer rolls?**

**Seasoning.**

## Board of Directors:

Please join me in welcoming your 2024 Board of Directors.

Lane Ramsfield — President  
Dennis Howden — Vice President  
Rita Stevens — Director  
Tom Bowe — Treasurer  
Kelly Stanton — Secretary

We appreciate your service to the Twin Towers community!  
A very special "Thank you!" to our outgoing Board of Directors who worked so diligently on behalf of the property for this past year! Your dedication to our community is very much appreciated!

## Balcony Restoration:

With the completion of the South Side of the North building approaching we are finding out that some units have incurred damage. If you have any unresolved issues this or past CRI work or complaints please email us at [twintowersmanager@gmail.com](mailto:twintowersmanager@gmail.com).

## Parking:

All vehicles parked in parking lot must be registered/insured and documented with the office. Any vehicles not complying with this rule are subject to being towed. **FYI: Owners who have rented their units cannot park in the spot assigned to that unit.** It is assigned to the tenant. Residents are issued tags to be placed in vehicles. Guests staying more than 24hrs will have to register vehicle with office.

## Unit Guests:

For safety purposes, owners are required to advise the Association of visitors arriving to the property PRIOR to their arrival.

A Visitor Information Form is available for your ease in providing the dates your visitors will be on-site, the vehicles that will be parked here,

and the names of your visitors. Forms are available on the website or at the office.

Please print and complete the form in its entirety, then scan & return to the office via email, in person, or via regular mail at least four days before the arri-

val of your guest.

In addition to ensuring that individuals on-site are authorized to be here, this information allows us to understand which units are occupied in the event of an emergency.

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## **Hurricane**

### **Season Coming**

Please remember if you plan to be away from your unit for longer than two weeks during this hurricane season, please remove all items from the balcony and secure them in your unit.

These items, if not removed, may become projectiles that can cause damage to your unit as well as others' property.

Should a severe weather issue head our way, we would like to use our time to prepare the common areas of the property.

We have a Hurricane Checklist located on our website within the Twin Towers Front Page. If you need a copy please come by the office during regular hours.



### **Emergency Assistance**

The office will maintain a record of persons needing special assistance in the event of a fire, evacuation, or other emergency. It is your responsibility to notify the office if you or a guest staying with you may require special assistance.

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

## **Letter from the President:**

Dear Twin Towers Homeowners,

As we continue our journey through the challenges and priorities facing our association, we want to take a moment to update you on our progress and focus for the year ahead.

Our primary objective in 2024 remains adhering to Florida State Senate Bill 4D, a responsibility we take seriously. We are diligently working towards obtaining the required 'Milestone Report' which involves a comprehensive assessment of our facility structure by a State of Florida registered structural engineer. While this process presents its challenges, we are confident in our ability to meet the State's requirements by year's end, ensuring the safety and stability of our community.

Additionally, we are continuing the essential engineering and concrete repairs initiated by the 2023 Board, with a particular focus on balcony repairs and roof maintenance for the south building.

Rest assured, our financial standing remains robust, and the structural integrity of our buildings is sound.

In other news, we have transitioned to an onsite management approach, believing it will enhance our ability to provide superior service to our members.

This change reflects our commitment to effectively self-manage Twin Towers, a model that has served us well for several decades.

We want to express our gratitude for your ongoing support and patience as we navigate these challenges together. The Twin Towers Homeowners Association remains financially sound, and our buildings are structurally sound, with promising prospects for the future.

Thank you for being a valued member of our community,

Lane Ramsfield Board Of Directors President

## **Dumpster Use:**

Construction debris, such as carpet, tile, wood, drywall, etc. is not to be disposed of in our trash dumpster. This dumpster is for our regular household waste. We do not get pick-up everyday, so when the dumpster is full, we cannot empty the building chutes.

Construction waste is to be disposed of by your contractor or be driven to the local dump.

## **Welcome New Owners:**

Please join the Board in welcoming the newest members of our

Twin Towers family: 304N Peter Boehmer

407N Bonnie Hoersch

114N Timothy & Karen Bleasdale

**Pets:**

Owners are allowed one dog and/or one cat per unit. Multiple pets are not allowed.

**ALL PETS MUST BE REGISTERED WITH THE OFFICE.**

**VISITORS TO THE TWIN TOWERS PROPERTY ARE NOT ALLOWED TO BRING PETS.**

The homeowner will be put on notice and asked to prohibit visitors that cannot adhere to Association policies.

As a reminder, all dogs should be on a leash when not in your unit.

The dog walk area is in the middle of the visitor parking...no other areas are designated for pets.

All pet excrement is to be picked-up and properly disposed of in the container provided. Bags are provided.

Dogs and cats are not allowed to roam the hallways! Please be sure to monitor your pets.

**Letter from the Vice President:**

Dear Fellow Homeowners,

This new Board of Directors has been dealing with many projects as most of you know from our President's letter. The following are projects that are under the board's lists of ongoing, coming up, and considering:

- 1) Remodeling of Unit 110N which includes new kitchen, bathroom, flooring, base board, painting, electric panel and GFI outlets is ongoing.
- 2) Power washing of carports and testing of that structure for any deficiencies in structural integrity.
- 3) Review of any problems caused to owners units by CRI and/or Beach Electric.
- 4) A new roof for the South Building.
- 5) We have a number of sidewalks, courtyard lighting and sprinklers damaged due to our ongoing construction projects. We have several companies that have owned up to that damage and they will pay for repair and replacement of these items.
- 6) Repair and replacement of poolside furniture.
- 7) Concrete curb at west side of Atlantic room is noted for inspection and replacement.
- 8) Kitchen Stacks and Waste Stacks replacement of 6-8 per year.
- 9) We started the sealing project on the east face of the North and South Buildings and were stopped by the city of Cocoa Beach because of the new requirements from the state of Florida legislature which went into effect January, 2024. We are in the process of acquiring everything we need to continue moving forward on this project.

Please note, there are many other projects that are being reviewed and shall be discussed in up coming board meetings and newsletters.

<p align="center"><b><u>SHORT-TERM RENTALS/RESTRICTION</u></b></p> <p>Please be advised that short-term rentals are strictly <b><u>PROHIBITED</u></b>.</p> <p>The Association's Condominium Declaration requires a minimum of a three (3) month period. If you are renting your unit for short-term rental periods, the Association will take corrective action, up to and including legal action.</p>
<p align="center"><b><u>CONSIDERING UPGRADES OR WORK IN YOUR UNIT?</u></b></p> <p align="center"><b><u>CHECK WITH THE OFFICE FIRST</u></b></p> <p>Homeowners must communicate their request to perform unit work or renovations before they begin.</p> <p>New air conditioners, kitchen &amp; bath remodels, new windows/sliders (just to name a few)— these items may have an effect on the common elements of the property and require architectural APPROVAL before they can be completed.</p> <p><b>Please do not put the staff in a position to have to STOP work and/or turn away a vendor until you</b></p>

IMPORTANT INFORMATION PROVIDED...PLEASE READ

Cocoa Beach, FL 32931

2020 N. Atlantic Avenue

Twin Towers Homeowners Association, Inc.

**REMINDER**

Please keep the personal information on file with the office current...update addresses, emergency contact, and vehicle information as needed.

**BOARD OF DIRECTORS**

President:	Lane Ramsfield
Vice President:	Dennis Howden
Director:	Rita Stevens
Treasurer:	Tom Bowe
Secretary:	Kelly Stanton

**Management Office**

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

Office Hours  
Monday through Thursday  
9:00 AM - 4:00 PM

Friday (Only Administrative Assistant)  
10:00AM - 2:00PM

Bob Kramer  
Community Association Manager

Wednesdai Martinez  
Administrative Assistant

Phone: (321) 783-2435  
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