

Posted: _____

By: _____

Twin Towers Homeowners Association, Inc.

RULES COMMITTEE MEETING

WHERE: ATLANTIC ROOM

WHEN: WEDNESDAY, February 23, 2022

TIME: 11:00 AM

AGENDA

- Call the meeting to order
- Pledge of Allegiance
- Certify the posting of the notice
- Old Business
 1. Continue Review of Current Twin Towers HOA Rules & Regulations
 - a. Pool Rules
 2. Recommendations for Update of Rules & Regulations
 3. Next Meeting Date
- Adjournment

2/23/22

RULES & REGULATIONS COMMITTEE

March 7, 2022

In Attendance: Rita Stevens, Chair-416N, Sherry Hanson-601N, Kim Kerns-303N, Tony Jorge-608N, Dennis & Sue Howden-217N, Launa Young-Office of the Building **UPDATE:** Dave Stout resigned from the committee on 22 March 2022

- *Call to Order at 11:00 AM
- *Certify Posting of Meeting
- *Call to Order

Chair recognized that many of the rules & regs had been discussed so that today's meeting would be open to discussion of all relevant issues. Chair and Office will put together a spreadsheet with present and comprehensive proposed new rules and regulations. **Next meeting will be to combine all discussions, notes & recommendations to vote to send to BOD. This will include existing and proposed changes.**

Pool

- *Because any child under the age of 13 requires adult supervision, there may be no FL statute that requires a dividing rope
- *Lap swimmers can take down rope however, we want safe environments. We must go by FL statutes

Bike Tags

- *Owner must have a fully operational bike to apply for a bike tag
- *Identifying tag should be placed on uniform place on bike
- *Bike owner needs to keep bike in unit if they do not wish to comply with identifying sticker on bike (inside & outside racks)
- *No decision on term of bike rental- Suggestion if a Wait List instead of a term

Pets

- *There are presently 40 dogs on site; 10 are support dogs.
- *Recommend different color collars for support/service ESA dogs
- *NO PETS ALLOWED IN POOL; 1 has been observed
- *Unit owners must be identified in paperwork
- *Blatant disregard for Pet rules as many bring pets after Office is closed

Security Keys

- *Owner responsible for giving tenant/guest/visitor keys. No security keys will be issued to anyone other than the owner at a present cost of \$350.00/key with key limit established by the newly proposed occupancy guidelines-1 key per adult

Atlantic Room

- *Community functions take precedence
- *Under 18 year old individuals must be accompanied by an Adult
- *Proper attire, i.e., no swimsuits, etc
- *Schedule Maintenance staff to open Atlantic Room from 8-4 for owner access. Weekend-get key from Office
- *Must get cameras to stem possible/probable bad behavior
- *Should persons who have Atlantic Room keys return them to Office prior to leaving for over 2 weeks?

Rental Policies

- *Need Tenant Check Screening Committee to do all checking on prospective owners & renters. Made up of 1 BOD member, 1 owner who lives here & Bldg Mgr
- *Need to decide how much time is needed to complete application process.
- *Probable need 2 security deposits: 1 for HOA deposit & 1 for unit deposit.
- *There would be application fee
- *Institute credit applications, national criminal report, etc
- *Hefty Application fee to cover all prospective renters-owners(?)
- *Questions regarding repeat renters (from year to year-seasonal)

Miscellaneous

- *No fish cleaning in laundry room sinks
- *Cigarette butt containers should be emptied by TT staff. Add to personnel job requirements
- *Some type of washable carpeting for elevators might solve the problem of present unsightly & slippery when wet tile
- *Because owner storage cubbies in bldg. are individually locked by owner, should those rooms, if not utility driven, have passage set instead of key set?

Next Mtg.: 3/16 at 11AM. **UPDATE:** Friday, March 11th at 3 PM

Adjourned at 12:47PM