

Posted: 3/15/22 9am  
By: [Signature]

# Twin Towers Homeowners Association, Inc. RULES COMMITTEE MEETING

WHERE: ATLANTIC ROOM  
WHEN: Friday, March 17, 2022  
TIME: 11:00 AM

## AGENDA

- Call the meeting to order
- Certify the posting of the notice
- Old Business
  1. Final Review of Recommendations for Rules & Regulations update
- Adjournment

## RULES AND REGULATIONS COMMITTEE

March 27, 2022

In Attendance: Rita Stevens-416N Chair, Sherry Hanson-601N, Kim Kerns-303N, Dennis & Sue Howden-217N, Launa Young-Office of the Building Not Present: Tony Jorge-608N

- \*Call To Order at 11:35 AM on March 17, 2022
- \*Waive the Pledge of Allegiance
- \*Certified Posting of Meeting

Chair stated that this meeting would systematically take each category of the established and proposed rules & regulations as a discussion item for clarification and modification prior to submission to the BOD for implementation. Anthony Jorge had previously submitted his comments for inclusion.

**\*\*It is proposed that no alcohol be stored in the Atlantic Room and that all association sanctioned events do not promote alcohol consumption on Twin Towers common property. The only liquid refreshments would be coffee, tea, soda, water, etc. Individual owners will be responsible for alcoholic consumption of their guests, family, and visitors, etc. on TT property.**

### Under Amenities:

- \*The rules committee.....unless written authorization by....

### Under Atlantic Room

- \*It is understood that the Atlantic Room would only be opened on a M-F from 8:00AM to 4:00PM after camera's are installed.
- \*Posted rules would include: **Children under 18 years of age would be accompanied by an adult. No wet bathing suits will be allowed.**
- \*No smoking is permitted in the Atlantic Room or restrooms
- \*Community events take priority over special use requests
- \*The Atlantic Room is for TT residents and is not extended to commercial or business type enterprises.
- \*Requests for the special use of the Atlantic Room for activities other than TT sanctioned activities must be put in writing and brought to the office at least one week prior to the activity. These activities require a signed copy of the Atlantic Room Rules & Regulations which are available at the office at the time of the request.
- \*All requests for special use will be reviewed **and written** permission granted based on each request. There will be a \$200.00 deposit for special requested use of the Atlantic Room which is refundable at the time of satisfactory inspection which would occur within 3 business days.
- \***No recreational equipment may be brought into the Atlantic Room for storage at any time.**

### Under Bicycles

- \*The rules committee....that an **Owner Bike Committee**...
- \*Registration of all bikes is required as all bikes will require an annual tag
- \*Bike term will continue to be 2 years with an annual fee of \$50. Persons not receiving a bike slip would be wait listed.
- \***All** bikes stored in bike room and at outside bike racks are to be identified with proper tags.
- \*If bike owner does not wish to have bike tagged, it cannot be an authorized bike at any TT slip & must be in owner's unit
- \*Bike storage areas will be inspected periodically by committee members.
- \*All bikes must be in good working condition. Bikes not in good riding order will be given a 10-day period in which to make repairs or the bike will be removed, and the slip will be reassigned from the wait list. Flat tire would not apply if slip is assigned to owners who are snowbirds.
- \*All bikes are to be walked on TT property, including but not limited to walkways, lobbies, laundry areas and stairwells, etc
- \*No bike may be attached to any fences, pillar or any common area elements
- \*Owners bikes located on outside racks are to be placed in owner's unit when owner leaves for the season.

### GENERAL COMMENTS WHICH WILL BE INCORPORATED INTO AREAS WHEN AREAS ARE FULLY DISCUSSED INCLUDE

\*Hobby Shop, Maintenance Rooms, Parking Lot, Atlantic Room and Bike Room are considered TT common areas and will be No Smoking of any product. Established smoking areas to remain. Open air balconies are considered a smoking limited common element

**Marijuana and regular cigarette smoking will be discussed further. Suggestion is for owner of smoking unit to insulate electrical outlets to prevent smoke infiltration to other units.**

Will discuss additional recreational vehicles under the parking section further

Launa was to investigate what constitutes bike abandonment (from prior meeting). She will seek legal advice.

Next 2 meeting dates set to be March 29<sup>th</sup> and April 5<sup>th</sup> at 2:30PM in the Atlantic Room. Meeting will begin with any changes from the previous submissions. We shall then proceed to Swimming Pool.

Meeting adjourned at 12:37 PM