



Twin Towers HOA Newsletter

March 1, 2019

Spring, 2019

We cannot live only for ourselves. A thousand fibers connect us with our fellow men!

Herman Melville

Board of Directors:

Please join me in welcoming your 2019 Board of Directors as announced at the Annual Owners' Meeting on February 21, 2019:

Mike Naumann — President
Ruth Kondracki — Vice President
Richard Murphy — Secretary
Anthony (Tony) Jorge — Treasurer
Susan (Sue) Howden — Director at Large

We appreciate your service to the Twin Towers community!

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Letter from the President:

Hello Everyone:

I wanted to take this opportunity to bring to your attention a problem that is developing here at TTHOA...And that is the **NECESSITY** to draw your attention to receiving mail from the Association and **RESPONDING**.

Not all owners live on-site which makes it difficult to reach you when we require a response from a mailing. One of these situations just happened again for the Annual Owner's Meeting.

Once a year, the Owner's Meeting in conjunction with Candidates running for the Board, **REQUIRES** returned information from you. In order to address the Agenda on hand, we must attain a Quorum, which is 95 Owner's response plus one, or 96. This year we again could not address the agenda due to only 84 responses. Out of 191 units, that is extremely poor!

We spend your money, around \$600 to try to reach you to hopefully attain enough votes and returns to conduct a full meeting, per State Statute!

I am reaching out to you and asking you to please not "ignore" mailings from the Association. All mailings include relevant information to our homeowners and, when necessary, include a self-addressed, stamped envelope for your convenience in returning requested documents.

DON'T BE LATE

MONTHLY FEES ARE DUE ON THE 1ST AND LATE IF NOT RECEIVED IN THE OFFICE BY THE 7TH.

WE HAVE SEEN AN INCREASE IN THE NUMBER OF PAYMENTS ARRIVING AFTER THE DUE DATE. IF YOU HAVE AUTOMATIC BANK DRAFT, PLEASE BE SURE TO CREATE THE PAYMENT ON OR BEFORE THE 1ST TO ENSURE TIMELY ARRIVAL.

WE HAVE OVER 50 PEOPLE WHO HAVE TAKEN ADVANTAGE OF OUR ABILITY TO WITHDRAWAL FUNDS DIRECTLY FROM YOUR BANK EACH MONTH. THIS PROCESS ALEVIATES THE OPPORTUNITY FOR LATE OR INCORRECT PAYMENT AMOUNTS. IF YOU ARE INTERESTED IN THIS PAYMENT TYPE, PLEASE CALL THE OFFICE.

FOR ALL OTHERS....IF WE DO NOT RECEIVE YOUR PAYMENT BY THE 7TH, A LATE CHARGE OF \$25 WILL BE ASSESSED. THERE WILL BE NO EXCEPTIONS!

President's Letter, continued:

It is important to the Board that we maintain good communication with our homeowners, provide you materials as required by Statute, and attain good responses to properly and efficiently protect your investment.

Please consider reading all mailers from Twin Towers HOA promptly and respond accordingly so we can manage our investments in a timely manner.

Future mailings will be marked on the outside of the envelope, "IN RED" requiring response; to alert you to the information included "MUST" be returned.

Unsuccessful responses in the future could activate increases in the monthly fees, change in Budget and decisions that may not be popular to most owners. No one on the Board wants to face these decisions without Owner Input. Please check all your mail and help us conduct a safe and efficient management of the community.

Thank you,
Michael Naumann, TTHOA President



of the Community:

The Association has rules and regulations in place to promote the safe and peaceful coexistence of our residents, to keep the common areas clean & maintained, and to retain the resale value of our property. Please take a few minutes to refresh yourself and any guests with some of these important reminders:

- Rental of units must be for a three-month minimum and require a security deposit.
- Over night visitors must be registered with the office.
- Pet restrictions apply within the community. Please review if you are considering a pet.
- Unit work must be registered with the office and requires a copy of vendor insurance.
- Over night vehicles must be registered with the office.
- Specific windows, shutters, and A/C condensers are required...using unapproved material may require the items be replaced at the homeowners expense.

It is recommended that you review the full rules and regulation of the Association as well as the governing Condominium Documents to familiarize yourself with the rights and responsibilities of ownership within Twin Towers.



Welcome New Owners:

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

| | |
|--------------------------------|-----------|
| Martha Duffy | Unit 610S |
| Linda Hogan | Unit 612S |
| Cheryl Martin | Unit 507S |
| Linda Nard | Unit 406S |
| Robert & Rita Stevens | Unit 416N |
| Efrain Vazquez & Carmen Rivera | Unit 304S |



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

Steve Cole
 Lucille Helgelson
 William Penney Sr.
 Nancy Wautcher

Balcony Restoration, May 2019:

The Association is excited to announce we have contracted with Concrete Restoration Inc. for of the repair/replacement of balcony concrete to units on the south side of the south building. ALL UNITS ALONG THE SOUTH SIDE OF THE SOUTH BUILDING WILL BE WORKED ON THIS YEAR. Work will begin in May and is tentatively scheduled to take approximately five months.

We will be sending out additional information regarding this important project as we get closer to a start date!

Unit Occupancy:

For the safety of all residents and in case of emergencies, the Association **MUST BE AWARE OF WHO IS STAYING IN EACH UNIT AT ALL TIMES!**

Each and every time you have visitors use your unit, stay with you in the unit, or have tenants occupy your unit, you must provide the Association with the name of the occupant along with their contact and vehicle information, if any.

There are many reasons we may need to contact the unit....water leaks, car tag issues, etc. In addition, in case of a fire or medical emergency, we can provide valuable information to emergency responders. Please be sure to provide this information in a timely manner. Thank you.



Thank you...for all you do!

A huge thank you to all of the homeowners who donated items to this year's Trash to Treasure sale. Again this year, we've had a stellar sale, earning over \$1,600.

THANK YOU to the Men's Club for their \$500 donation to the homeless veterans.

The Men's Club donated \$500 and the Women's Club donated \$600 toward the purchase of new benches for the shuffle board courts. Along with new scoreboards and court resurfacing, this popular amenity is looking great!

WEBSITE

As required by new Florida Statutes, the website has been updated to include contracts entered into by the Association, proposals received for on-site work, and other information that may be of interest to our homeowners.

In addition to the statutory requirements, we have added a "Manager's Update" to the front page of the site. This section will allow homeowners to stay informed of Association business taking place on their behalf.

Many pages are available to all viewers; however, minutes and financial data are on pages requiring a password. If you do not have a password, please go to the "Contact Us" page and to request a personal login.

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: | Mike Naumann |
| Vice President: | Ruth Kondracki |
| Treasurer: | Tony Jorge |
| Secretary: | Richard Murphy |
| Director: | Sue 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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Visit us at www.twintowershoa.com