



Twin Towers HOA Newsletter

April 16, 2021

Spring, 2021



Board of Directors:

The existing Board members were re-elected at the Annual Owners' Meeting on March 18, 2021. The Board members voted to keep their existing positions as follows:

- Richard Murphy — President
- Mike Naumann — Vice President
- Lyn Parsons — Secretary
- Anthony (Tony) Jorge — Treasurer
- Karen Patrick — Director at Large

We appreciate your service to the Twin Towers community!

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Concrete Restoration:

With the completion of the current concrete work, we will be at the half-way mark of our restoration program!

The next units to be worked on are the "02, 04, 06, 08" Stacks (all units ending in the 02, 04, 06, 08) of the North Building. The Association is requesting the work start in the Fall and will be scheduled based on the contractors workload.

We are finding quite a few units with damage underneath the sliding glass doors which is affecting the ceiling of the unit underneath them. Owners are reminded to periodically check the screws and screw holes of their sliding glass doors and take steps to ensure they are water-tight.

The remaining restoration schedule is as follows:

- South Building, Stacks (units ending in) 10, 12, 14, 16 — Fall 2022
- North Building, Stacks (units ending in) 10, 12, 14, 16 — Fall 2023
- South Building, Stacks (units ending in) 2, 4, 6, 8 — Fall 2024

Once all concrete work is finished, the building is scheduled to be painted. We will then focus on rebuilding our reserve accounts!

We thank everyone for their patience during the long, loud concrete work!

Balconies

Please be respectful of other residents' view and do not drape towels, bathing suits, carpets, or other items on balcony rails. Remember, there are balconies and residents below you...**do not drop or throw items or debris from your balcony.**

Plants, clothes racks, and other non-seating items on the balconies must not be higher than the balcony top rail.

All movable items are to be removed from the balcony when the condo unit will be vacant for an extended period. In cases of severe weather, items may blow off the balcony and damage another unit or common areas.

A \$50 charge will be billed to units in which the staff remove any item during severe weather alerts.

Since 2017, the Association has spent over \$485,000 on balcony restoration. Please **DO NOT** hang any items on your balcony walls—puncturing the paint allows water to seep into the concrete and begins the deterioration process.

Thank you!

Permit Requirements:

“Many property owners think that it is the contractor’s responsibility to make sure a building permit has been obtained. This is not true. The property owner is held responsible for obtaining the building permit.

The building code protects you and ensures that the completed work meets specific quality standards that will protect you, your property and your neighbors and their property.

If the code or building inspector finds work in progress without the required permit, the property owner is cited and not the contractor for having work done without a permit.

The City of Cocoa Beach requires a building permit for the following reasons:

- The State of Florida requires standards of construction for all properties in the State.
- Construction projects involving exterior work also requires compliance with zoning regulations which include: property line setbacks, adherence to land use designations and clearance for utility infrastructure and right-of-ways, among other things, depending on the individual property.

Work must be done by licensed contractors and/or professionals with insurance coverage to protect you and your neighbors. Improperly completed work can result in damage to your property and that of your neighbors.

Common Construction Projects Which Require Building Permits

Air conditioning / heat system change outs
All Electrical work
Balcony restoration
Boathouses and boat lifts
Commercial floor plan alterations
Concrete slabs, patios and gazebos
Decks Demolition work of any kind
Docks - new, repair or replacement
Dredge and fill projects
Driveways and curb cuts
Facia work
Fences and fencing (new and replacements)
Fire alarms and sprinkler systems
Handrails - external (new and replacements)
Hurricane shutters
Wall Paneling/Drywall
Piers
Water Heaters



This list covers more common projects - but does not cover all activities which require permits. It is advisable to call the Building Department before starting your work if you are not certain if a permit is required. Remember: Reputable contractors know which jobs require permits in Cocoa Beach and they obtain the permits as required.”

The above information was taken directly from the City of Cocoa Beach website.

THE ASSOCIATION WILL CALL THE CITY TO REPORT ANY WORK BEING DONE IN UNITS IN WHICH A PERMIT, WHEN REQUIRED, HAS NOT BEEN PROVIDED TO THE OFFICE.

Welcome New Owners:

Spring, 2021

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

Larry Dumas	605N
Gilbert & Deborah Ferguson	612S
Michael Mehrmann	509S
Deanna Meredith	302N
Norquy & Rafael Pagan	212N
Darlene Richer	515S
Steve & Kristin Thomas	302S

We hope you enjoy your time with us!

Like a Good Neighbor:

Community living involves sharing — walls, floors/ceilings, and common amenities. In addition, each unit has an HVAC duct that heats/cools the common hallways.

If you smoke cigarettes, cook with strong odor, or create other pungent odors, please use vent fans and/or air your unit so the smells are not held in the hallways and carpets. Cigarette smoking can be done on your balcony. You can also “seal” your unit by using outlet plugs.

We ask that all residents consider their neighbors and be aware of the noise levels you are creating. Even during the day, there is no need to create a nuisance for your neighbors. Please keep TV’s, radios, and other audio equipment at a reasonable level. If you have solid flooring, please use throw rugs to reduce noise levels.

Thank you for your consideration of your neighbors!

Pet Rules:

If you are considering getting an animal, please be sure to read the HOA rules regarding pets. Here are a few of the most frequently abused pet rules:

- Owners are allowed one dog and/or one cat per unit.
- Multiple pets are not allowed.
- Pets are limited to 25 pounds or less.
- **ALL PETS MUST BE REGISTERED WITH THE OFFICE.**
- All dogs are to have a Twin Towers collar.
- Visitors to Twin Towers are not allowed to bring pets.
- All dogs should be on a leash when not in your unit.
- The dog walk is in the middle of the visitor parking. NO ANIMALS ARE ALLOWED IN AREAS EAST OF THE ALUMINUM FENCE BETWEEN THE BUILDINGS.
- All pet excrement is to be picked-up and properly disposed of Immediately.
- A \$50 fee is required to register your animal.
- Service/Support documentation is reviewed by legal counsel.

Please be sure to review the full pet policy to ensure you are in compliance before you bring a pet to the property.

ELECTRICAL PANELS —

As we have mentioned in previous newsletters, the original electrical panels in the units may no longer provide adequate safety protection.

It is recommended that all owners with original panels take steps to have the existing panel replaced.

For more information please check the following website:

<http://www.ismypanelsafe.com/zinsco.aspx>

Comments/ Suggestions

We have added an area on the website in which you can contact the Board with comments or suggestions.

Please visit the Board of Directors tab on the website and submit your comments.

If you do not have a computer, you may provide your feedback to the office in writing.

Thank you.

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:	Richard Murphy
Vice President:	Mike Naumann
Treasurer:	Tony Jorge
Secretary:	Lyn Parsons
Director:	Karen Patrick

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

Phone: (321) 783-2435

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Visit us at www.twintowershoa.com