



# Twin Towers HOA Newsletter

August 15, 2022

Summer, 2022

## 2022 Board of Directors:

Please join me in welcoming your 2022 Board of Directors as announced at the Annual Owners' Meeting on February 17, 2022:



- Bill Penney — President
- Lyn Parsons — Vice President
- Dennis Tjaden — Secretary
- Anthony (Tony) Jorge — Treasurer
- Rita Stevens — Director at Large

A very heartfelt thank you to the 2021 Board of Directors.

### Inside this issue:

Community Assistance	2
Happy Anniversary	2
New Legislation	2
Recycling & Household Trash	2
Welcome New Owners	3
Thank you	3
In Loving Memory	3
Board of Directors	4
Office Contacts	4

### New Staff:

We'd like to wish a fond farewell to Launa. She has chosen to take a different career path as an accountant for a local business. Launa had been our CAM for 7 years and during that time she has performed admirably, from hurricane preparation and recovery, to the COVID response situation here at Twin Towers. She will be sorely missed. Thanks Launa and wishing you great success.

Robert Kramer will be Twin Towers' new Community Association Manager, effective June 20, 2022. As many of you may recall, Bob was our Manager from 2010 to 2015. Bob brings a wealth of knowledge to the position and obviously knows our complex quite well. Please join the Board in welcoming Bob back to our community.

As some of you may be aware, we now have our pool serviced professionally. The company performing this service is Beach Pool. They come Mon-Wed-Fri, to clean and maintain the chemicals in the pool. This serves several purposes, we no longer need a licensed pool person to maintain the pool and it is kept to the standards required. Also, we are in a 30 day trial basis with a maintenance company to perform the needed maintenance around the complex. The maintenance person is being assigned tasks by the manager on a part time basis to determine whether this will be cost effective and will fulfill our needs. Joe is still here and remains our janitorial person.

Committee Assistance

Thank you for contributing your time and efforts to assist in the updates of our rules and property!

The Rules Committee has met ten times to review our existing rules and provide recommendations on updates to assist in the operation of the property.

The Beautification Committee has been working to provide recommendations to update the laundry rooms and develop a plan moving forward to update flooring, paint colors, and other design items within our community.

Thank you again!

HAPPY ANNIVERSARY!

The following couples celebrated 60—65 years of marriage this year:

Horst & Anne Huehmer  
Dan & Jane Lambrides  
Ben & Betty Caldwell  
Jerry & Peggy Argany

Congratulations!



**New Legislation:**

With the collapse of a south Florida condominium last year, the Florida legislature has created new legislation to ensure the structural integrity of condominium structures and the safety of Florida condominium residents.

For Twin Towers, the law will require the Association schedule and complete a full engineering inspection by December 31, 2024. Fortunately, we have been working on our concrete restoration, so would anticipate few issues.

In addition, there are several new requirements regarding “reserves”. Reserves are funds that are being saved for future repairs or replacement of large, costly expenses; i.e. roofs, pools, elevators, etc. We have already scheduled a new reserve study to be performed by a third-party reserve specialist. These studies are to be updated every ten years.

The new law also requires fully-funding of condominium reserves effective 12/31/2024. There will no longer be an option for homeowner to vote allowing the waiving or reduction of annual reserve contributions.

These new requirements will affect our annual maintenance fees. Inspections and repairs, if any, will increase our annual operating fees. The fully-funding of reserves will increase the contribution for future repairs & replacements. We can anticipate increases in our monthly fees beginning 2023.

The Board will continue to monitor all areas affecting our maintenance fees to ensure we are getting the most value of each of our maintenance fee dollars.

**Recycling & Household Trash:**

We do recycle regular cardboard items, they must be broken down and be able to fit into the recycle (blue) bin or put down the chute. Items too large for the recycle bin are to be taken directly to the dumpster for pick-up by the trash company. No items should be left on the laundry tables thinking the staff will be responsible for removing them, these items must be taken care of by the homeowner.

Household items such as furniture, large appliances, etc. are no longer picked up as part of the Association’s scheduled trash removal. If your items are in good shape, please consider donating or selling them on Facebook Marketplace. If they must be disposed of, you may take the items to the dump yourself or use one of the following disposal companies:

One Call Junk Haul.com      407-759-3258

KSK Junk Removal            321-252-3080

**Welcome New Owners:**

Summer, 2022

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

John & Terri Culligan	512N
Mara Diaz	201N
Gary Dunn	501S
Caterina Finnigan	505N
Justin & Karna Hensley	402S
Glorida Knowlton	516N
Timothy & Kerry Matlack	209S
Magdueleine Morgan	410S
Alan & Lyn Stanwick	103N
Karen & Juan Vasquez	405S
Stephen & Robin Williams	104N
William & Angela Young	105N

We hope you enjoy your time at Twin Towers!



Cherishing the memories of our time together with dear friends!

George Cabrera

Thomas Dragwa

John Carroll

Cethe Lewis

Angela Matthews

Don Roe

James Waters

**Thank you:**

To Alan & Lynn Stanwick - 103N

Alennis & I would like to thank you for your 2 generous monetary donations which were used for courtyard flowers & hose. Because HOA funds & previous donations were used when the snowbirds were here, no funds were left for summer plantings. We could not have continued to replace withered & spent plantings without your funds. I have graciously accepted, spent & already installed your additions to the Twin Towers property. Our planting efforts & care are for all of us to enjoy now & the beautification committee & fellow TT residents - all thank you again for your financial support (Receipt avail)

Alennis & Sue Houdens 217N



IMPORTANT INFORMATION PROVIDED...PLEASE READ

Cocoa Beach, FL 32931

2020 N. Atlantic Avenue

Twin Towers Homeowners Association, Inc.

### WEBSITE UPDATE

Individual passwords no longer exist. Please use the word "Sunshine" for the docs & financial pages.

### BOARD OF DIRECTORS

President:	Bill Penney
Vice President:	Lyn Parsons
Treasurer:	Tony Jorge
Secretary:	Dennis Tjaden
Director:	Rita Stevens

### Management Office

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

Office Hours are:

Monday-Thursday  
9:00 am to 4:00 pm  
12:00—1:00 pm closed for lunch

Robert Kramer  
Community Association Manager

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After Hours Emergency (321) 537-2020

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Visit us at [www.twintowershoa.com](http://www.twintowershoa.com)