

Posted By: \_\_\_\_\_

Date: \_\_\_\_\_

## Twin Towers Homeowners Association, Inc. BOARD OF DIRECTORS MEETING

WHERE: ATLANTIC ROOM  
WHEN: November 12, 2019  
TIME: 10:00 a.m.

### AGENDA

- Call the meeting to order
- Pledge of Allegiance
- Certify the posting of the notice
- Approve Minutes of October 1, 2019
- Appointment of Board Member
- Old Business
  - A. Recreational Storage Committee Report & Recommendation
- New Business
  - A. 2020 Budgets – fully-funded reserve and partially-funded reserve vote
  - B. North Building – west door replacement
  - C. Elevator Lobby renovation
- Owner comments on agenda items
- Adjournment



# Twin Towers Homeowners Association, Inc.

2020 North Atlantic Avenue • Cocoa Beach, Florida 32931

The meeting of the Board of Directors of the Twin Towers Homeowners Association, Inc. was called to order by President Mike Naumann on November 12, 2019, at 10:00 a.m. in the Atlantic Room.

Michael Naumann, Susan Howden, Anthony Jorge, and Richard Murphy were present.

The Pledge of Allegiance was recited and the posting of the notice of meeting was certified.

President Naumann advised attendees that Ruth Kondracki is in the process of selling her condominium unit. The closing will take place soon; therefore, she has resigned from her position as Vice President.

Mike advised that one of our unit owners had expressed an interest in serving on the Board. Karen Patrick, Unit 405N, provided a resume which was read by President Naumann. Following is reading, Mike asked the Board for a vote to appoint Ms. Patrick to the remainder of the term vacated by Ruth Kondracki.

A roll call vote was taken as follows:

Howden	Yes
Jorge	Yes
Murphy	Yes
Naumann	Yes

The motion passed appointing Karen Patrick to the position of Vice President for the remainder of the term.

## Old Business:

**Recreational Equipment Storage:** Mike Naumann advised that no further consideration is being given to surfboard storage. He has had an opportunity to view the bike storage areas for consideration of additional overhead storage. At this point, the storage area is quite tight and any overhead storage would pose a safety hazard. Mike asked for a vote to close the recreational storage issue.

A roll call vote was taken as follows:

Howden	Yes
Jorge	Yes
Murphy	Yes
Naumann	Yes

New Business:

**2020 Proposed Budgets:** President Naumann announced the results from the vote of the ownership regarding the 2020 budget as 124 votes in favor of the partially-funded reserve budget and 9 votes against. Mike polled the board for a vote to accept the homeowners vote for the partially-funded budget:

Howden	Yes
Jorge	Yes
Murphy	Yes
Naumann	Yes

**North Building West Doors:** Management advised that we have received two proposals to replace the west entrance double doors in the North Building. One proposal from US Glass includes doors which are hurricane and fire rated at a cost of \$13,630. The proposal from Contractors' Windows & Doors is for \$3,950 and does not include hurricane and fire rated doors.

Following discussion, it was requested that management verify the door requirements with current building code and receive another proposal for consideration.

**Elevator Lobby Renovation:** The association has received a proposal to remove the 1<sup>st</sup> floor elevator lobby mirrors and replace the material with shiplap. The cost of both buildings is \$3,305. As Karen Patrick and Kim Kerns are members of the Ladie's Club working on the elevator lobby renovations, they provided an option to having all the work done by an outside vendor.

The Board had previously authorization the Ladie's Club to update furniture only. At this time, the members of the Ladie's Club are willing to perform some of the "shiplap" work in-house to reduce the cost to the Association. Ms. Kerns presented a sample of the wood work showing the likely color of the walls. The Ladie's Club will be requesting the Men's Club contribute by installing the shiplap, once ready.

The Men's Club agreed to discuss participation.

Mike Naumann asked the Ladie's Club to submit a final written plan to the Association and motioned to provide funding not to exceed \$3,000 to complete the 1<sup>st</sup> floor lobby renovation project.

A roll call vote was taken as follows:

Howden	Yes
Jorge	Yes
Murphy	Yes
Naumann	Yes
Patrick	Yes

The minutes of the October 1, 2019 meeting were read by Richard Murphy, Secretary.

A roll call vote was taken as follows:

Howden	Yes
Jorge	Yes
Murphy	Yes
Naumann	Yes
Patrick	Yes

Mr. Jorge asked for a status update on the topics discussed in the October minutes. Management advised that the attorney had been forwarded all service and support records for review, the windows in 516N are installed, and the courtyard lighting has been installed.

The floor was open to homeowners for comment.

Dennis Howden present the Association with a Florida State flag being donated to be flown as determined by the Association. Richard Murphy made a motion to accept the flag and the responsibility for replacement as necessary in future as deemed by management.

A roll call vote was taken as follows:

Howden	Yes
Jorge	Yes
Murphy	Yes
Naumann	Yes
Patrick	Yes

Confirmation was provided to Sue Howden that questions regarding the budget can be discussed with Association management and that prior board decisions remain in effect until changed.

Karen Patrick provided an update on the pickleball court added to the property and requested an update on the status of 202N sliding glass door, which is currently taped. Mike Naumann advised that a safety issue was identified with the unit sliders and that new windows are on order. Minor concrete work will be performed to allow for proper installation.

Scott Benson discussed oil stains created by faulty vehicles and beach use by Doubletree Hotel residents.

Dean Lanter advised that shuffleboard has been moved to Wednesday, as the Board Meeting was held on the regularly scheduled day.

There being no further business before the Board, the meeting was adjourned at 10:58 a.m.

Respectfully Submitted,

  
Launa Young, Manager