

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 October 1, 2019, at 10:00 a.m. in the Atlantic Room.

Michael Naumann, Susan Howden, Anthony Jorge, and Richard Murphy were present. Ruth Kondracki was absent.

The Pledge of Allegiance was recited and the posting of the notice of meeting was certified. A motion was made to waive the reading of the minutes of the March 20, 2019 and accept the minutes as posted. The motion was seconded by Mike Naumann and unanimously approved.

Old Business:

Recreational Equipment Storage Committee Update: Dennis Howden provided a committee update as summarized on the attached meeting minutes.

The committee reviewed the need for additional equipment storage, utilization of the current bike storage location, and possible locations for expanding storage for bicycles and surfboards.

The committee sees little interest or need to provide surfboard or aquatic equipment storage. Therefore, it is recommended that no action at this time for storage of these items.

Regarding bicycle storage, the current building was reviewed for possible hanging storage, the west stairwell storage area of each building was reviewed for possible use, and exterior areas of the property were reviewed for possible storage. Each area has drawbacks, including safety and weather considerations.

At this time, the committee recommends that no additional money be spent to expand our bicycle storage and we continue to use the areas and systems that we have in place.

Following comments from other homeowners both for and against the need for additional storage, it was suggested that the Association:

- (1) take no further action regarding the storage of surfboards and other aquatic equipment storage, and
- (2) that we take one final look at possible overhead bike storage in the current bike room and the areas under the west stairwell for storage for review and final consideration at the next board meeting.

The issue was tabled until the next meeting.

Pet Committee Update: Susan Howden provided a detail of topics reviewed by the committee, including:

- our current pet application and pet deposit process,
- our current policies including proper identification of pets,
- the location and possible expansion of the dog walk area,
- the possibility of allowing visitors to bring pets on-site,
- prohibiting certain breeds of dogs, and
- the increased number of service & emotional support animals on-site.

Following comments and discussion from the audience, Tony Jorge made a motion to have all current and future service and emotional support pet applications reviewed by our Attorney for verification of proper documentation. The motion was seconded by Mike Naumann and unanimously approved.

No other changes to the current pet rules will be made at this time. The Association will research liability issues with the Association's insurance agent and legal counsel.

Committee minutes are attached hereto and made a part hereof.

Unit 516N Windows: Richard Murphy provided an update on the meeting held with Lowe's to finalize the window installation. The Association has scheduled to have "framing" installed this week so the contractor can finish installing the remaining windows. Mr. Murphy also discussed the possibility of the Association selecting an "exclusive" window vendor to ensure this type of situation does not occur in future.

New Business:

2020 Proposed Budgets: Manager, Launa Young, and Treasurer, Tony Jorge, presented the two attached budgets for consideration for the 2020 calendar year.

The first budget shows a fully-funded reserve contribution as required by Florida Statute.

The alternate budget provides approximately 20.5% of the annual maintenances fees funding the reserves in 2020. This budget provide for ongoing concrete restoration, replacement of the 5th floor north building dryer, replacement of the north building west entrance doors, and possible carpet replacement, if needed.

Both budgets project increased operating expenses for property insurance premiums, an increase in the monthly television cable service, and increases in the category of salaries and benefits.

Following owner comments and questions regarding the budgets, Richard Murphy moved to mail the two budgets to the owners for a vote on which budget to accept. The motion was seconded by Mike Naumann and approved by Anthony Jorge. Susan Howden abstained.

Homeowner Letter – 217N: Dennis Howden read a letter sent to the Board dated August 19, 2019 in which he voiced concerns about the windows of unit 516N and the operation of the courtyard gates. Mr. Howden also read the Association's response dated August 22, 2019.

Both letters will be attached hereto and made a part here.

Additional Courtyard and South BBQ Lighting: The association has received a proposal to install additional landscape lighting in the courtyard area and install a pole light in the area of the south building barbeque grill. This would provide additional lighting for safety purposes.

It was requested that we consider placing LED bulbs in the lights. Other safety concerns voiced by homeowners included ensuring the west entrance doors in the north building close properly and continuing to monitor the locks on the courtyard gates.

A motion was made by Richard Murphy to accept the proposal in the amount of \$3,257. The motion was seconded by Tony Jorge and approved by Michael Naumann. Susan Howden abstained.

Board of Directors Meeting

October 1, 2019

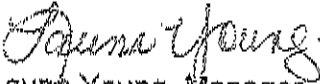
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Dumpster Fence: The board has recognized that the garbage dumpster gates continue to require maintenance. It is believed that this is due to the fencing material used and the size of the doors. The doors and hinges are continually damaged by the heavy winds we get here on the beach. It was suggested that we consider rebuilding the dumpster area in cement block the next time it requires replacement.

The next meeting date is scheduled for November 12, 2019. Following any questions from the audience, the vote for the fully funded or alternate budget for 2020 will be presented to the board.

There being no further business before the Board, the meeting was adjourned at 12:04 p.m.

Respectfully Submitted,


Laura Young, Manager