

The meeting of the Board of Directors of the Twin Towers Homeowners Association, Inc, was called to order by Vice President, Lyn Parsons on August 1, 2022, at 10:00 a.m. in the Atlantic Room.

Board Members in present were Lyn Parsons and Dennis Tjaden, board members on teleconference were Bill Penny, Rita Stevens, Anthony Jorge

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

Lyn Parsons made a motion to waive the reading of the minutes of the June 13, 2022 and approve as written. The motion was seconded by Dennis Tjaden and unanimously approved. These minutes are posted on the association's website for review by homeowners.

Old Business:

Reserve Study Update: The reserve study has been received and reviewed by the treasurer and the board. Treasurer had some questions about the study in which he and Bob will discuss.

Electrical Panel Update: The panels have not been received by beach Electric as soon as they arrive they will start the work.

Boardwalk Update: The boardwalk is scheduled to start on September 5, 2022.

Courtyard Lighting Update: The contract with Beach Electric to install this lighting has been canceled. We have other electric companies coming in to determine whether the lights can be fixed. We will be waiting until the new electrical panels are put on before continuing with this project.

Sidewalk Repair: It was determined that the contract we had with with CRI to repair/replace the sidewalks was inadequate to do the specified areas. We've asked CRI to update ^{this} their bid and resubmit.

Balcony Remediation Update: Waiting on CRI to give us a date.

Stack Cleaning Update: This unfortunately is an ongoing situation and a motion was made by Dennis seconded by Lynn to table this particular issue, vote was unanimous to table until we can provide the owners with more and accurate information

New Business:

Motion was made by Rita to approve and purchase a new aluminum fence at the beach entrance for the amount of \$1797, 2nd by Dennis motion carried.

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Treasurers report: Insurance will be going up a significant amount this year. Gave a brief summary about cash accrual and monies on hand. \$256,000.00 cash, \$316,000.00 in reserves. \$61,000.00 in Money Market account and \$150,00.00 available for operating expenses.

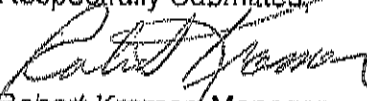
Managers Report: We still have many unresolved issues within the community. We lost our Maintenance person. The pool is now being done by a professional pool cleaning service and it is cleaned three times a week, Mon-Wed-Fri. This relieves us the requirement to have a person onsite with a pool certification license and we will not have the task to do anymore.

Motion was made by Lynn, 2nd by Dennis, vote was unanimous to pay the following invoices needed to clean up units 114S, 110N and 1st Floor camera and sewer work.
Rooterman: \$2200.00 , DryFfast 110N \$4206.39, DryFast 114S \$4732.30. Total: \$11,138.69.
There are still outstanding invoices yet to be received and paid.

The floor was opened for owner comments or questions regarding agenda items.

There being no further business before the Board, the meeting was adjourned at 10:59 a.m.

Respectfully Submitted,


Robert Kramer, Manager

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Insurance going up significant amount this year
Treasurers report: *Gave a Brief Summary about Cash Accrual and*
monies on hand \$256,000 Cash. to 36,500 in Reserves.
\$61,000 in MM. \$150,000. available for operating expenses

Managers Report: We still have many unresolved issues within the community. We lost our Maintenance person. The pool is now being done by a professional pool cleaning service and it is cleaned three times a week, Mon-Wed-Fri. This relieves us the requirement to have a person onsite with a pool certification license and we will not have the task to do anymore.

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There being no further business before the Board, the meeting was adjourned at ~~4:59~~ 12:15 a.m.

Respectfully Submitted,

Launa Young, Manager

Don't have will have
to continue to look
for : 1/26/22
2/9/22
3/11/22

* Sending what I have at
this time.

~~Tamm Moore~~
3/3/25