

TWIN TOWERS HOMEOWNERS' ASSOCIATION, INC. BOARD OF DIRECTORS' MEETING

April 23, 2025

Atlantic Room and Zoom

ESTABLISH QUORUM

President, Dennis Howden	Present
Vice President, Maureen Bowe	Called In
Secretary, Mark Robinson	Present
Treasurer, Anthony Jorge	Present
Director, Mike Delay	Zoom

CALL TO ORDER

The required quorum was present. Meeting called to order at 2PM. Pledge of Allegiance.

PROOF OF MEETING MINUTES

The meeting was properly noticed on all bulletin boards, on the website and through email.

The minutes from March 6, 2025, amended to read:

- The Rules and Regulations Committee will be chaired by Sue Howden
 - The Beautification Committee is chaired by Bill Penny
 - The ARC Committee is chaired by Dennis Howden
 - The Finance is chaired by Tony Jorge
 - The Bike & Storage is chaired by Sue Howden
- This amendment to the March 6, 2025, was approved by Dennis Howden, President and 2nd by Maureen Bowe, Vice President. Motion passed.

OLD BUSINESS

Gave update to Carport and Garbage area.

NEW BUSINESS

- Limit on Spending of board President to 20% of the annual budget. (The manager is already limited to \$3,000 per day). Tabled by Board and will be brought up at the next BOD meeting.
- Close Wells Fargo Account and transfer funds to Sunrise Bank (Operating fund). Tabled by the Board and will be brought up at the next BOD Meeting.
- Reset Flagpole (321 Flags and Gifts, LLC) includes removal of the bottom 5' (pole will now be 45 feet tall) to remove old inadequate support new 4' X 4' concrete foundation, new galvanized steel sleeve, revolving truck/pulley, rope and gold ball. Cost approx. \$6,735.00 (funds to be paid from the tornado damage insurance monies). Motion made by Dennis, 2nd by Maureen, Passed through unanimous decision. Motion approved.
- A contract has been signed to have Keystone (our engineering firm) survey the North Building for concrete problems with the selected 8 units. The contract amount,

\$3,600.00, includes a survey and inspections report (note: South Building will also have a similar report later). Motion made by Dennis, 2nd by Maureen, Motion approved.

- **OFFICER REPORTS**

President, Vice President, Secretary, Treasure, Director.

- **COMMITTEE REPORTS**

Beautification – Presented a Proposed Summary for hallway modifications for floors 1-6 in the North and South Building. All costs include labor, material and taxes. \$190,600. This was tabled through the BOD, until the next meeting.

Finance – Reviewed that we took our accounting from QuickBooks desktop to QuickBooks online. A few hiccups but they are getting more organized and have a better handle of accounting.

- **OTHER REPORTS**

Men's Club – Men's club had stated that the chili cook off has given them enough money to repaint, Deep Clean and possibly change out the sink in the men's Atlantic room bathroom. This should start soon.

Women's Club - Trash and Treasure sale went very well and Thank all Participants

Garden Club – Thanked all who has helped and those who donated to the gardening of Twin Towers and always welcome volunteers and any plants that people do not want.

- **MANAGER REPORT**

Review of rules and regulations of Daytime Guests (not family Members). Daytime Guests Do not get access to the pool or Beach through Twin Towers. Only those who stay the night and are considered overnight guests.

- **OWNERS COMMENTS:** The last 4 beach steps need to be replaced or fixed. If possible, add a railing for more stability.

- **ADJOURNMENT**

There being no further business on the posted agenda, with mutual consent the meeting adjourned at 3:55PM. Motion made by Dennis Howden, 2nd by Maureen Bowe. Motion carried.

Minutes respectfully submitted by

TAMMY MARTINEZ

Tammy Martinez

24 April 2025