

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

May 16, 2025  
Atlantic Room and Zoom

ESTABLISH QUORUM

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

CALL TO ORDER

The quorum was met with all the members present. Meeting called to order at 1PM. Pledge of Allegiance.

PROOF OF MEETING MINUTES

Motion made by Dennis, 2<sup>nd</sup> by Mark to waive reading and accept. The meeting was properly noticed. – Motion carried.

OLD BUSINESS

Motion was made by Dennis to revert to the Florida statute 718 for spending limits for presidents. Motion Passed.

Motion made by Dennis, 2<sup>nd</sup> by Mark. To Close Wells Fargo laundry account and transfer to Sunrise Bank. – Motion Passed.

NEW BUSINESS

- Motion was made by Dennis to replace approximately 108 Linear feet of fencing and two sets of double chain link fence along with two single door gates. For a cost of \$ 7,300.00. 2<sup>nd</sup> by Mark, Tony - dissented. 4 to 5 board members approved. Motion passed by 4 to 5 votes.
- Motion made by Dennis. For the cost of \$6,509.6. To Rekey and replace worn out locks. Furnishing and installing new locks. - Motion passed unanimously.
- Motion made by Dennis, 2<sup>nd</sup> by Maureen. Mark and Tony-Dissented. Motion passed by 3 to 2 votes. In the amount of \$57,200.00 for the painting and wall repairs on all floors in the South and North buildings.
- Board decided to have Engineers to come and review the 20 center mechanical spaces. Discussion between BOD's and Owners to consider a much needed (mandatory for safety) concrete repair of our 20 center mechanical spaces along with new floor to condensing unit supporting steel Frames (\$200,000).

- Discussion about carpeting the 2nd through the 6th floor at approx. cost of \$90,000.  
This has been brought forward by the beautification team and tabled.
- OFFICER REPORTS  
President, Vice President, Secretary, Treasurer, Director.  
\*Treasurer see attached financial reports
- COMMITTEE REPORTS  
Beautification – See Attached  
Rules and Regulations – None  
Architectural – None  
Bike and Storage – None  
Finance – See Attached
- ADJOURNMENT  
There being no further business on the posted agenda. The meeting adjourned at 3:55PM.  
Motion made by Dennis Howden to adjourn, 2<sup>nd</sup> by Maureen Bowe. Motion carried.

Minutes respectfully submitted by:

**ROBERT KRAMER**

Robert Kramer

21 May 2025

Date