

TWIN TOWERS HOMEOWNERS' ASSOCIATION, INC. BOARD OF DIRECTIONS' MEETING MINUTES

August 27, 2025

Atlantic Room and Zoom

1.) ESTABLISH QUORUM

President, Dennis Howden	Present
Vice President, Maureen Bowe	Via phone call
Secretary, Mark Robinson	Present
Treasurer, Tony Jorge	Via Zoom
Director, Mike Delany	Via Zoom

2.) CALL TO ORDER – The required quorum was present. Meeting called to order at 7:02pm.

3.) PLEDGE

4.) PROOF OF MEETING MINUTES – The meeting was properly noticed on all bulletin boards and on website and emails.

5.) APPROVAL OF MINUTES – It was moved by Dennis Howden and unanimously approved the minutes of the board meeting on May 16, 2025.

6.) OFFICER REPORTS

President –

Expenditure of \$45,000 for additional electrical work in AC rooms.

Expenditure of \$84,000 for elevator repair in the South building #1 elevator.

Vice President – None

Secretary – None

Treasurer – None

Director – None

7.) NEW BUSINESS

RL James with Seamus and Kevin representing RL James and Keystone Engineering with Micheal and Jim Emroy representing Keystone Engineering for an update on Balcony repairs.

Pool Refurbishment schedule 1 May 2026 – Redoing the complete pool

8.) OWNERS' COMMENTS – NONE

ADJOURMENT

There being no further business on the agenda, and by mutual consent the meeting adjourned at 8:50pm. Motion made by Dennis Howden and seconded by Mark Robinson. Motion carried

Minutes respectfully submitted by

**Robert Kramer**

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Robert (Bob) Kramer, CAM

For: Board of Directors