



Twin Towers Homeowners Association, Inc.

2020 North Atlantic Avenue • Cocoa Beach, Florida 32931

NOTICE TO HOMEOWNERS-PAYMENT OF SPECIAL ASSESSMENT

September 18, 2025

In a duly noticed meeting of the Board of Directors held on September 17, 2025, the Board approved the collection of a special assessment to fund the repair an unexpected maintenance repair not budgeted for calendar year 2025. This repair is for elevator 1, in the South building.

The estimated cost to repair the elevator is \$84,000.00, which \$16,000.00 can be used out of the reserves to offset this expense, Leaving a balance of \$68,000.00.

The estimated, cost per unit to the owners is as follows.

One Bedroom:	\$ 318.00
Two Bedroom:	\$ 384.00
Oceanfront	\$ 425.00

Payment of the special assessment is due November 1, 2025. The assessment is allocated among the condominium units in the percentages as noted in the bylaws of the condominium association and that each unit shares ownership of the common elements.

This payment will not be automatically taken as part of the monthly maintenance fee for homeowners who have autopayment withdrawals from the bank or ZEGO. You will need to pay the special assessment with a separate check or other payment. All outstanding payments shall be delinquent after 7 days and late fees will apply.

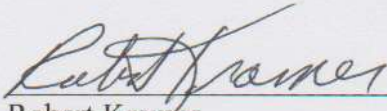
The Board would like to thank the owners for their patience and understanding during this difficult situation.

Sincerely,
Board of Directors
Twin Towers HOA, Inc.

AFFIDAVIT OF MAILING


**STATE OF FLORIDA
COUNTY OF BREVARD**

I, the undersigned, do hereby swear and affirm that copies of the notice of the 2025 Special Assessment for the elevator repair budget shortfall for Twin Towers Homeowners Association were emailed/noticed to the owners on September 2, 2025.



Robert Kramer

For: Board of Directors
Twin Towers HOA



Date