

We shall have one of our lawyers on Zoom to stand by to quote related documents of Twin Towers and State of Florida Condo law.

- 1) The reimbursement of costs incurred by owners that had to replace their line sets within the last five years will be clarified by our attorney.. Plus all costs related to line sets from now and into the future may have to be paid by the association as per our current documents.
- 2) The fact that all unit owners condensing units are in a common space. It is the responsibility of the association to replace these units as per our current documents. How will that work since there are many different manufacturers and levels of performance ratings (high to low efficiency)?
- 3) Now, one more expensive item that are we are now responsible to pay for per our current documents, are sliding glass doors and balcony enclosure windows under the following conditions: This pertains to when a slider and/or window enclosure has to be removed for common element repair; the association is responsible for paying for the removal and replacement, if necessary. Even though the enclosure windows, were for the most case, installed without board approval, they are still installed upon a limited common area (the railings).

We have two option per our lawyer:

Option No. 1

To live with the documents as they are, making the association responsible for all items outside of the private dwelling (as indicated in our documents).

Option No. 2

Submitting a change to the documents making owners responsible for items that only serve their unit, 75% owner approval for a document change is required. This can be done at an Annual meeting or a special meeting.

Current concrete restoration project is now working on the 6 and 8 stacks of the south building.

We shall have additional costs related to work required on 19 units units in the North and South buildings, plus some added work requirements on a few more areas of both buildings that need attention. The estimate for this work is approximately \$250K. This was discussed at prior meetings.

Another project for this year is the long awaited restoration of our pool. This work will be started this spring in May, 2026 and the pool will be closed for about 3 months.

The pump room for the pool will need some electrical and plumbing attention of approximately \$5-8K.