

**TWIN TOWERS HOMEOWNERS' ASSOCIATION, INC.**  
**ANNUAL MEMBERS MEETING**  
**FEBRUARY 19, 2026**  
**Atlantic Room**

**CALL TO ORDER**

The required quorum was present. President Dennis Howden chaired the meeting and called it to order at 8:01pm.

President, Dennis Howden	Present
Vice-President, Maureen Bowe	Present
Secretary, Mark Robinson	Present
Treasurer, Anthony Jorge	Present
Director; Mike Delay	Present

**APPOINTMENT OF INSPECTORS OF ELECTIONS BY CHAIRMAN**

It was motioned by Dennis Howden and seconded by Maureen Bowe to appoint the ballot counter election committee: Carol Cook-Koenig (Chairperson), Cynthia Schultz, Michelle Wetzel, Sheery Hanson and Lynn Stanwick. All in Favor. Motion Carried.

**CERTIFYING OF PROXIES**

It was announced that 54 units represented in person and 46 units were represented by proxy. The President declared that a quorum of 100 units was present. It was certified that a majority of voting interests to constitute a quorum.

**PROOF OF MEETING NOTICE**

The meeting was properly noticed in compliance with FS 718.

**APPROVAL OF MINUTES**

It was moved by Dennis Howden and seconded by Maureen Bowe that reading of the minutes from the board meeting held on March 25, 2025 be waived.  
Vote: all in favor. Motion carried.

**REPORT BY OFFICERS**

Dennis Howden, President, gave a verbal update from the past year of "The Projects with Cost" sheet (please see attached) and Anthony Jorge, Treasurer gave an update on the "Review of 2025 Finances", (please see attached).

**REPORT BY COMMITTEES**

Garden club Committee chair, Susan Howden reported on mulch dispersal, palm trimming, ground and the courtyard beds, volunteers and their need for donations (please see attached). The Bike Bldg. and Hobby Shop Building committees. There is still a waiting list in both areas, please register your bicycle if not already. The hobby shop consists of the slots and cubbies as well. Please remember that slots and cubbies are not transferable. Please keep up the good work in keeping all area clean and organized, (please see attached).

## **ELECTION OF DIRECTORS**

Election Results:

Lane Ramsfield:	87 votes
Don Nanny:	73 votes
Anthony Jorge:	67 votes
Kevin Mills:	58 votes
Tim Bleasdale:	57 votes
Mike Delay:	55 votes
Dennis Howden:	52 votes
Dean Dreibelbis:	33 votes
Maureen Bowe:	27 votes
Cindy Friend:	11votes

## **INTRODUCTION OF NEW BOARD MEMBERS**

2006 Board of Directors introduced to membership:

Lane Ramsfield  
Don Nanny  
Anthony Jorge  
Kevin Mills  
Tim Bleasdale

**Organizational meeting has been posted for Tuesday, February 24, 2026.**

## **UNFINISHED BUSINESS**

No unfinished Business

## **NEW BUSINESS**

No New Business

## **VI. ADJOURNMENT**

There being no further business on the posted agenda, by mutual consent the meeting adjourned at 9:42 PM.

Minutes respectfully submitted by

*Tammy Martinez*

Tammy Martinez, Admin Assistant  
For: Board of Directors