

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

May 6, 2026

Atlantic Room and Zoom

1.) ESTABLISH QUORUM

President, Lane Ramsfield	Present
Vice President, Donald Nanny	Present
Secretary, Tim Bleasdale	Present
Treasurer, Tony Jorge	Via Zoom
Director, Kevin Mills	Via Zoom

2.) CALL TO ORDER – The required quorum was present. Meeting called order at 1:31pm.

3.) PLEDGE

4.) PROOF OF MEETING MINUTES – The meeting was properly noticed.

5.) APPROVAL OF MINUTES – It was moved by Donald Nanny, to approve minutes from the last board meeting on April 8, 2026. 2nd by Tim Bleasdale. Motion Carried.

6.) NEW BUSINESS- Discussion of ongoing Board Business

- Per Lane Ramsfield, if there is damage to a fire sprinkler, this includes painting or cleaning the sprinkler with chemicals ***inside an owner's unit. It is the owner's responsibility, not the HOA's to have it fixed or repaired.*** The Board of Directors will be sending out letters to those units that CINTAS had to go through and had to replace the fire sprinklers due to negligence on the unit owner's part.

Motion made by Lane Ramsfield to approve a new lawyer agreement with Gordon & Thalwitzer. 2nd by Don Nanny. Motion passed.

Motion made by Tony Jorge, to pursue legal counsel, administrative procedures on how to do a vote by proxy, so the documents can be prepared implementing a proxy. A proxy vote to shuffle money from the assessments or a reserve account. We need 2/3 vote requirement by the statutory requirement to cover contracts & Financial obligations that we have and still have a fully funded reserve at the end of 2026 within all 3 budgets- Reserves, operating ad non-sirs. 2nd by Don Nanny, Motion Carried.

Motion was made by Lane Ramsfield, to use the funds in the reserve account, approx. \$94,000 to use to go forward and procurement of the contract of the carpeting. Will defer direct purchase or contract purchase. Both under budget would be best. The impact of the community, a better deep cleaning schedule. 2nd by Kevin Mills. Tony Jorge -Abstained. Motion passed.

ADJOURMENT-There being no further business on the agenda, and by mutual consent the meeting adjourned at 6:48pm. Motion made by Tim Bleasdale and 2nd by Lane Ramsfield. Motion carried.

Minutes respectfully submitted by

Timothy Bleasdale

Timothy Bleasdale, Secretary

For: Board of Directors