Posted By: _____

Date: _____

Twin Towers Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING

WHERE: ATLANTIC ROOM
WHEN: SATURDAY, DECEMBER 5, 2026
TIME: 10:00 a.m.

Join Via Zoom: https://zoom/us Meeting ID: 862 9235 2049

AGENDA

- Call the meeting to order
- Pledge of Allegiance
- Certify the posting of the notice
- Approve Minutes of October 6, 2026
- Old Business
    - Ratify Update to Pest Control Agreement
    - Ratify Update to Elevator Agreement
- New Business
    - 2027 Budget Review and Vote
    - Transfer of funds from Non-SIRS to SIRS Vote
    - Material Change to Balcony Structure
- Owner Comments
- Adjournment

PROPOSED TWIN TOWERS 2027 BUDGET - FULLY FUNDED RESERVES BUDGET		
MAINTENANCE FEES AND SUNDRY REVENUE	**MONTHLY - 2027**	**ANNUAL BUDGET WITH RESERVES FUNDED @ 100%**
Maintenance fees:		
96 one BR units @ $576	$ 55,296	$ 663,552
71 two BR units @ $697	$ 49,487	$ 593,844
24 oceanfront units @ $771	$ 18,504	$ 222,048
Laundry Rooms	$ 1,305	$ 15,663
Apartment Rental	$ 1,800	$ 21,600
Interest	$ 833	$ 10,000
Miscellaneous Income	$ 283	$ 3,400
TOTAL INCOME =	**$ 127,509**	**$ 1,530,107**
ESTIMATED EXPENSES FOR THE ASSOCIATION		
A. Administration of Association		
Wages & Benefits:		
Office & Maintenance Salaries	$ 15,558	$ 186,700
Health Insurance	$ 625	$ 7,500
Payroll Taxes	$ 1,390	$ 16,680
Accounting and Legal	$ 917	$ 11,000
Office Expense	$ 642	$ 7,700
Telephone	$ 800	$ 9,600
Taxes & Licenses	$ 194	$ 2,325
Subscriptions & Dues	$ 8	$ 100
Car Expense	$ 129	$ 1,550
B. Management Fee	$ 0	$ 0
C. Maintenance		
Service Contracts:		
Cable TV	$ 13,400	$ 160,800
Elevator Maintenance	$ 1,458	$ 17,500
Landscape	$ 4,042	$ 48,500
Repairs & Maintenance	$ 9,625	$ 115,500
Washer Dryer Expense	$ 375	$ 4,500
Apartment Expense Taxes	$ 292	$ 3,500
Apartment Expense Maintenance	$ 42	$ 500
Supplies	$ 2,330	$ 27,962
D. Rent for Recreational and other commonly used facilities	$ 0	$ 0
E. Taxes upon Association Property	$ 0	$ 0
F. Taxes upon leased areas	$ 0	$ 0
G. Insurance	$ 27,837	$ 334,040
H. Security	$ 0	$ 0
I. Fire Alarm	$ 1,917	$ 23,000
J. Other Expenses	$ 0	$ 0
Electricity	$ 2,167	$ 26,000
Gas	$ 1,217	$ 14,600
Water & Sewer	$ 7,333	$ 88,000
Trash	$ 1,688	$ 20,250
Pest service	$ 1,667	$ 20,000
Uncollected/Bad Debt	$ 0	$ 0
J. Fees Paid to Division	$ 67	$ 800
	$ 95,717	**$ 1,148,607**
K. Reserves		
SIRS	$ 17,292	$ 207,500
Non-SIRS	$ 14,500	$ 174,000
TOTAL EXPENSES=	**$ 31,792**	**$ 381,500**
TOTAL FUNDS TO BE RAISED BY ASSESSMENT AND OTHER REVENUE	**$ 127,509**	**$ 1,530,107**