

AZALEA WOODS CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Monday, October 28, 2024, 10:00 A.M.
AMERI-TECH BOARDROOM

PRESENT: Mike Teriaco, Secretary-Treasurer; Barbara Simmons, President; Barbara Claussen, Vice President; Doug Brown, Director at Large, via zoom; Gina Mistretta representing Ameri-Tech Management.

CALL TO ORDER: Meeting called to order at 10:10 a.m. by Barbara Simmons.

PROOF OF NOTICE: Notice posted in the community within 48 hours of the meeting date.

CONFIRMATION OF QUORUM: Quorum established with four board members present.

APPROVAL OF MINUTES: Minutes not read and approved at this meeting.

TREASURER REPORT AND DELINQUENCIES: No financial matter discussed.

IRRIGATION REPAIRS:

- Mike questioned the \$40,000.00 estimate to move sprinkler heads away from all the buildings as to prevent any issues as occurred at building 9.
- Mike met with Mark Sheets our sprinkler repair person. He was of the opinion that what happened at building 9 was a very rare occurrence and the probability of it happening again was minimal.
- The BOD agrees that this type of project is not needed. Barbara Claussen questioned having the sprinkler heads adjusted as to not spray on the walks and cause a safety hazard.
- Mark Sheets tests and inspects the irrigation system once a month. The BOD agreed that we need to have a member walk around with Mark on that visit and make sure all those sprinklers are adjusted. This would be part of the monthly visit. We want to coordinate this and have this completed by our February annual meeting.

HURRICANE CLEAN UP AND REPAIRS:

- A walkabout of the property was completed by Gina and Mike on October 17.
- Gutter cleaning will be arranged to be completed within the next couple of weeks by Visible Difference. M D Gutters has been contacted to repair the gutter at building 13 that was damaged. Gina will follow up on both these issues.
- John Evan is scheduled to complete the remainder of our cleanup by the end of the month. Gina will follow up with this issue.
- We are budgeting for a complete tree trimming in the new year.
- Fence repairs will be scheduled.

INTERVIEW UPDATES:

- At the July 16 board meeting, the BOD agreed to have a legal opinion regarding the interview of a particular unit. Concerned members of the community present at that meeting had questions regarding the approval of the sale.
- A synopsis of the results of that opinion are attached to these minutes.
- Doug Brown expressed that the opinion of the attorney reinforces the fact that this board takes the interview process seriously and conducts all interviews thoroughly and in accordance with our documents and the law.

RULES AND COMMUNICATION TO THE OWNERS:

- After our walkabout of the property, it is evident that owners are not following the rules when it comes to keeping their walkways and windowsills clean. The rules state that all owners must keep their areas clean.
- There are a few units backing their cars into their spots.
- The BOD will stress the rules at our annual members meeting.

OLD BUSINESS: NONE

NEW BUSINESS:

- The water heater at the pool/cabana is leaking. An on-demand water heater will be installed with the cooperation of our neighbor CAW.
- Paving was discussed and the topic will be on the agenda for the annual members meeting. A full paving will be considered within the next year.

- An epoxy non slip coating will be considered for a refresh of the pool deck. Mike will do research into contractors and cost. Gina has a contact for an estimate.
- A date for the annual members meeting in February, 2025 will be set so the 60-day notice can go out. Our Budget Meeting is scheduled for Tuesday, November 19, 2024@the Cabana@ 6:00 p.m.
- Gina presented information regarding new board member certification updates under Florida Statute. BOD will complete these courses by our annual meeting, once a new board is seated.

NEXT BOARD MEETING: To be determined.

ADJOURNMENT: Meeting adjourned at 10:55 a.m.

Respectfully Submitted,
Mike Teriaco, Secretary/Treasurer
Azalea Woods Condominium Association, Inc.
October 28, 2024