

AZALEA WOODS CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Tuesday August 26, 5:00 P.M. EST
AMERI-TECH BOARDROOM
ZOOM MEETING AVAILABLE

PRESENT: Mike Teriaco, Secretary-Treasurer, via zoom; Barbara Simmons, President; Barbara Claussen, Vice President; Doug Brown, Director at Large, via zoom; Ronny Dunner LCAM representing Ameri-Tech Management. Also, unit owners via zoom, 1003 and 1103.

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

CALL TO ORDER: Meeting called to order at 5:15 P.M. by Barbara Simmons.

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

APPROVE MINUTES OF LAST BOARD MEETING: Minutes of July 30, 2025 board meeting presented to the board. Motion by Doug Brown to approve minutes; seconded, Barbara Simmons; motion carried.

APPROVE FINANCIALS AS PRESENTED: Motion to accept financials as presented by Doug Brown; seconded, Barbara Claussen; motion carried. Ronny will send a copy of the financials each month to all board members.

MANAGERS REPORT: Ronny Dunner presented his manager's report for August, 2025.

- Received quote by handyman R. Kelly to repair the rail at building 8 and car stop for the amount of \$560.00. Motion to accept bid by Barbara Claussen; seconded, Barbara Simmons; motion carried.
- Building 13 water use update. After checking each unit individually, it was determined that there is an issue with unit 1304. Owner was informed that they should have a plumber check their interior plumbing. Ronny will follow up this week and in writing that the board will need proof that a

plumber has checked the unit. If this is not done within seven days, the board will hire a plumber and the cost will be passed on to the owner.

- Three tree trimming bids will be forthcoming in the next week.
- Insurance package has been received and will be sent out to each board member.
- Ronny will visit the property this coming week to follow up on building 13, look at a possible erosion issue, soffit repairs and the carport at building 11 that will need a repair. Ronny will report to the board.

UNFINISHED BUSINESS:

Unfinished business was discussed in the management report.

NEW BUSINESS:

- Delinquency update; One large delinquency has been paid. One has gone to the attorney this month.
- Request for a clothes line has been made by an owner under the Florida Right to Dry law. The board needs a legal opinion to see if this law pertains to the condominium association common area or just HOA associations with individuals detached homes and yards. Also, an opinion as to who is responsible if a clothes dryer causes damage in a storm to other property in the area. Can the BOD insist it be storable during a storm? Can a community clothes dryer be installed on common area for the complex, if this law pertains to our association?
- Motion by Barbara Claussen to have Ronny request a legal opinion by the attorney as to how this law pertains to our association; seconded, Doug Brown; motion carried.
- Barbara Claussen has obtained a copy of a 1995 agreement between Countryside Azalea Woods and Azalea Woods Condominium Association. This pertains to notice for any major project costs, such as pool or shared roadway repairs, must be given to Countryside Azalea by ourselves so proper budgeting and review of bids can take place. Ronny will ask for a copy of this full agreement from Monarch Management as our association copy has been misplaced with changeover of management companies over the years.
- Mike Teriaco commented that we are just looking at the prospect of repairing the pool surface or repaving the roadway, but we must look at the costs first before any decision will be considered. Countryside Azalea will always be included in this process. Ronny will reach out to contractors in the next two weeks for an estimate for this work.

- Barbara Claussen asked about CINC training and passwords. Information will be forthcoming in regard to training for board members.
- Interviews; There are four interviews to take place, two with unit's ownership transferred due to deaths of the original owners. Letters have been sent out with two units not responding as of today. One unit has responded, but no paperwork has been received. Mike Teriaco insisted that these units must be informed ASAP, that they must comply with the documents in regard to ownership transfers or legal action will be taken with the owners liable for the legal costs to comply.
- Mike Teriaco requested that Ronny send out the board meeting agenda sooner so the board members can have input as to what we want discussed. Ronny will comply with this request going forward.
- Budget Workshop is set for Monday, September 29, 2025 @ 1:00 p.m. @Ameritech boardroom with zoom.
- Mike asked Ronny if he has received the invoice for our fire extinguisher servicing from June. Ronny will call the vendor to follow up.

MEMBERS' COMMENTS AND CONCERNS:

- Unit 1003, via zoom had a question regarding the maintenance of the pond on the Duke Energy tower site behind building 10. Duke Energy informed her that it is our responsibility. Duke has an easement on that property and the pond was put in by them or the city and has been maintained by them and the city over the years. Barbara Classen stated that this pond has never flooded in all the hurricanes we have had. The pit runs under Northside Drive via a culvert to the southside at Woodlands.
- Unit 1103 asked why the sprinklers come on during the rain. There is a rain gauge that may be broken. Mike Teriaco said we will ask our sprinkler vendor if a new gauge is needed.

ADJOURNMENT: Meeting adjourned at 6:37 P.M.

Respectfully Submitted,
Mike Teriaco, Secretary/Treasurer
Azalea Woods Condominium Association, Inc.
August 26, 2025

NEXT MEETING: Budget Workshop, September 29, 2025.

