

**AZALEA WOODS CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**WEDNESDAY, January 29, 2025, 3:00 P.M.**  
**AMERI-TECH BOARDROOM**  
**ZOOM MEETING AVAILABLE**

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

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

**CALL TO ORDER:** Meeting called to order at 3:00 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 October 28, 2024 presented to the board. Motion by Barbara Claussen to approve minutes; seconded; Doug Brown; motion carried.

**MANAGERS REPORT:** Ronny Dunner presented his managers report for January 2025.

**UNFINISHED BUSINESS:** Parking stop requested to be moved last November has not been completed. Ronny will have it moved.

**NEW BUSINESS:**

- Hurricane Repair Update: \$3500.00 in damage has been repaired, with a total of about \$8000.00 when all repairs are complete. Clean up, roof repairs, gutter repairs completed. Carport repair, pool fence repair, rear property fence repair needs to be completed. Fence Services has quoted repair of the pool fence, two more quotes to come. Ronny will follow up. John Evans can repair the back fence at a very reasonable price, compared

to Fence Services. BOD requests two NO TRESSPASSING/PRIVATE PROPERTY signs to post on the property we own under the Duke Energy lines. Ronny will source signage.

- Landscaping: John Evans estimate 1015 for work on the property; removing old dead brush along the back fence; removing, replacing, planting new plants in the front of building 14, around the pool and at the corner of building 11, remove and replace dead grass at building 14, repairing and replacing rotten boards and posts at the back fence. Total quote \$2935.00. Motion by Doug Brown to accept the John Evans bid, fence repair funded from fence reserve, landscaping from operating funds; seconded, Barbara Claussen; motion carried. Reserves and use of reserve funds discussed and clarified by Ronny Dunner. Reserve interest funds can be moved to operating account to fund new landscaping projects with a vote of the association at the budget meeting.
- Parking Issues: Some residents have been using the road to park vehicles. A registered letter will be sent to the offenders to remind them of the parking rules. Towing will result if offenders continue this practice.
- Towing Protocol: President and Vice President can call A1 Recovery with towing requests.
- Rental Rules and Regulations: Discussion regarding death of a unit owner. If the unit owner's name is the only name on the title at time of death, any change in the name on the title as a result, will fall under the two-year rule of ownership before renting is allowed. Estate planning should be considered by owners in this situation by creating family trusts or having your beneficiaries' names added to the title before death occurs. All names added subject to background checks and interviews.

**ADJOURNMENT:** Meeting adjourned at 4:20 P.M.

Respectfully Submitted,  
Mike Teriaco, Secretary/Treasurer  
Azalea Woods Condominium Association, Inc.  
January 29, 2025