



August 24, 2024

Minutes of the Azalea Lakes Homeowners' Association meeting

The meeting was held on Saturday, August 24, 2024, in the gym parking lot at the Azalea Lakes Condo development and called to order at 10:08 am by HOA Board president Virginia Binder.

Board members in attendance were:

Virginia Binder, President
Jim Callas, V.P.
Heather Stevenson, Secretary

Jason Ellis, Director-at-large, was not in attendance.

There were 43 homeowners in attendance (as per a sign-in sheet, available upon request).

This meeting was requested by Board president Virginia Binder to inform the homeowners of the issues discussed at the 3rd quarter Board of Directors meeting, held on August 15, 2024, at Semper Fi headquarters.

Current Issues

Ms. Binder opened the meeting by informing the homeowners present that the "**Fire Watch**", required by the Horry County Code Enforcement Division when any fire sprinklers issues are present, had been officially canceled by the Code Enforcement Officer, Thomas Harmon. She thanked all the volunteers who walked the walk, every day and night, 24 hours, 21 days, for their contribution to the cause.

The discussion progressed to the **Phase 11 construction project**. She explained that this project would involve inspection and replacing the newel posts on the rear balconies of all buildings. Owners were also told that, if they had carpeting or tile or if their balcony was enclosed, the newel post inspection and replacement could not be done.

The final phase of the construction project, painting and re-covering of the first floor walkways, could not be accomplished this year because of budget constraints.

The replacement of newel posts takes priority because of the possible liability involved.

The leak in the **indoor pool** was addressed. The company that will test for the leak will be in sometime next week to locate the leak and repair. In the meantime, the indoor pool will remain closed.

The next item on the agenda was the **election** of new Board Officers, in November. President Binder reiterated the Master Deed requirement of a "Nominating Committee" for the election. She told everyone that Nancy Yeargin (an ex-HR person) had volunteered to head this committee. Owners desiring to run for the Board were encouraged to send their nomination information to Nancy. Only one current Board member, Jim Callas, will remain. There are four (4) open positions. The proxies will be sent out, as usual, in October.

In addition to the election of Board Officers, this election will also be to determine how our **annual insurance** will be paid. The two options to be decided are: another annual insurance assessment, with five months to pay (aside from the monthly HOA dues) or an increase in the monthly HOA dues. Ms. Binder pointed out, in response to a question from an owner that, if the dues go up, they will never come down and the higher dues may be an impediment to sales. **Our attorney is working on the appropriate vehicle for voting on this and all issues requiring a quorum of owners.**

Additionally, the Board is working on **amending the Rules and Regulations** (written 26 years ago). Owners were informed that, like the insurance payment vote, this, too, will be decided by voting. Copies of the Rules and Regulations were available at the meeting and owners were encouraged to read them and let the Board members know what they felt needed to be changed. Possible amendments to the **Master Deed** and votes needed to do this were also discussed.

Finance

For informational purposes, there were two other hand-outs at this meeting. The first was a spreadsheet showing the percentage of HOA dues attributed to each expense category, by unit size (# of bedrooms) and the second was the percentage of our budget attributed to each expense category.

Our Insurance deductible (currently \$50K but this could change) has been budgeted this year and will be budgeted going forward. Our broker, McGriff, will be available at our annual meeting in November to answer any questions owners may have. Insurance rates may be available at the end of October so owners will not know until then how much of an increase there may be, if any.

Quarterly pest control was also discussed. It was noted that, despite being a requirement in the Master Deed, this had never been done. It will be a budget item for next year.

The pest control issue brought up another issue – keys. All owners are required to have a key (or code) to their unit on file with the HOA. The pest control project will enable the HOA and our property management company (Semper Fi) to determine whether they have working keys for each unit. Owners were instructed to give copies of current keys to the HOA Board (codes to be sent to Semper Fi). Before year-end, the “key box”, where all keys are kept, will be moved to Semper Fi headquarters for security.

Security

We have an owner who may have a cheaper solution to the extended cameras problem. Previously, we have only had the option of getting bulk WiFi service, which would allow us to install additional cameras along the back end of the development but would have increased our cable bill by a substantial amount. This owner has a better plan and had agreed to present his solution to the community but was not able to make the meeting. We're certain he will come forward at a later date.

The meeting was adjourned at 11:28 am by HOA president Virginia Binder.