



November 4, 2024

Minutes of the Azalea Lakes Homeowners' General Meeting

A General Meeting was called and held on Monday, November 4th, 2024, in the Azalea Lakes Fitness Center (gym)

Board members in attendance were:

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

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

The meeting was attended by 30 owners, as per the sign-in sheet.

The meeting was called to order at 6:02pm by HOA president Virginia Binder.

Prior to the discussion of business, President Binder reminded all present of the following:

1. The speed limit in the parking lot is 10 (TEN) miles per hour, not 25mph.
2. Please do not pour any sort of grease down your kitchen sinks – this has caused back-ups in a few sewer lines in at least three buildings
3. Do not, ever, flush “flushable wipes” down the toilets. Again, this has caused sewer line back ups.
4. Our dear neighbor, Susan Rossman, passed away on 10/31/2024. She was a gentle soul who will be missed.

The meeting then shifted to discussion of the HOA election, on 11/16/2024.

We have two candidates, Nikki Ferris and Melinda Dean. We are also hoping for nominations from the floor on 11/16/2024.

This meeting is especially important as we will be voting on changes to the Master Deed. Owners were encouraged to attend and also to mail in their proxies, which had been mailed out by Semper Fi.

Attendees were reminded that we need a quorum of 51% to conduct the elections.

Owners were reminded that, as of November 1, all cars in our lot not displaying the yellow parking pass stickers or the yellow hang tags are subject to towing.

Hand outs were provided detailing the current budget forecast. The Board are trying to keep the budget as close to the 2024 budget as possible. Transfer to the Reserve account is reduced while keeping the same insurance assessment amount, with the same requirements for payment as last year's (payment may be made in a lump sum or in installments from January through June, 2025).

President Binder made the welcome announcement that our insurance for 2025 had been reduced due to the capitol improvements made in 2023 and 2024. So, we are not looking at an insurance increase but a reduction!

Discussion shifted to projects in the budget for 2025 namely, the following:

Continuation of the newel post replacements on the back balconies

Pulling up the carpeting on the first floors and replacing with a product similar to the one on the second and third floor walkways.

Reducing the foliage on Forsythia that is overgrown and beginning to work its way into the foundations.

Painting and replacing rotten wood in some siding as well as re-caulking windows.

Comments/questions from the attendees:

Carol Scibek thought that our insurance costs had risen because Azalea Lakes had been placed in a "flood zone". Other owners said that this was not true.

Liz Giordano (3947 Gladiola, unit 104) asked how much the insurance assessment would be.

Marilyn Sickles (3951 Gladiola, 102) Had the same question and was informed that it would be around \$1509 per year. She also thought that detailing some entries in the budget might make it easier to understand.

Attendees were reminded that the hand out represented was a worksheet for the budget, not necessarily the final product, which would be presented at the annual meeting for an approval vote.

Lori Shaw (3965 Forsythia, unit 204) requested that owners seeking to run for the Board have some experience that could benefit the running of the Board. She also requested that the previous Board meet with the new Board to facilitate a smooth transition.

Mary Jo Stikeleather (3919 Gladiola, unit 202) Suggested that the Board create a list of all products used on and in the buildings so as to ensure the materials (paint color, walkways materials, etc.) would be consistent from year to year.

Judy Sauter (3919 Gladiola, unit 201) asked when the proxies were mailed out and when she can turn hers in as she works most days.

Christine Colby (3973 Forsythia, unit 204) asked about newel post replacement if you have a screened-in patio. President Binder responded by saying that if the newel post is not encumbered by the screening, there should be no problem.

Frank Davis (3919 Gladiola, unit 102) mentioned at the column in back of his unit needed to be repaired.

The subject of committees was brought up and President Binder reiterated that all committees are welcome and encouraged owners to join.

Lori Shaw (3965 Forsythia, unit 204) mentioned that she will be heading the Toys For Tots drive towards the Christmas holiday, along with property manager president Billy Rivera, a retired Marine who assisted so much last year.

The meeting was adjourned at 7:30pm by President Binder.