

**TOWN HOMES AT LUDLOW BAY ASSOCIATION
BOARD MEETING MINUTES FOR 8.28.25**

1. The meeting was called to order at 900 by President John Witte. There was a quorum with Rose Lincoln, Norman Ingram and Lewis Hale all present.
2. The purpose of the meeting was to discuss options for the 9/1 renewal of our insurance. After discussion and debate the board decided to proceed with the proposal from HUB International with Atlantic Specialty for \$11,276 with a \$35,000 retention for the DandO and \$967 for the renewal of the liability coverage with CAU.
3. How to best handle the increased insurance premium was discussed and the board decided to recast the 2025/26 budget for ratification by owners.
4. After discussion the board voted to cancel the rule on courtyard gates remaining closed.

Lewis Hale, Secretary