

Draft until approved at 7/26 annual meeting

**THE TOWN HOMES AT LULDOW BAY ASSOCIATION
2025 ANNUAL MEETING MINUTES
JULY 12, 2025 2PM AT THE BEACH CLUB**

1. The meeting was called to order at 2pm by Board President John Witte. Directors present, in addition to John Witte, were Norman Ingram, Treasurer, Rose Lincoln, landscaping, and Lewis Hale, Secretary. A quorum was confirmed with 8 owners present and 2 represented by proxy for a total of 10 owners.
2. Owners introduced themselves. The new owners were Caitlin Langan at 20 Heron Rd and Don and Laurel Hendrix at 18 Heron Rd.
3. The 2024 annual meeting minutes were previously sent to owners as part of the annual meeting materials. There was a motion from the floor to approve the minutes as presented. It was seconded and approved by voice vote.
4. Norman Ingram noted the 2025-2026 budget was approved by the board and ratified by owners. He also reviewed the 2024/25 financials and the history of the one-time due's reduction for the year. While we ended up virtually even, there were two unplanned expenses. The sprinkler alarm panel for building 300 needed repair and the fence maintenance was over budget as rot was discovered in the 16/18 courtyard arbor. The 2024/25 budget reflected a \$16,000 deficit but the net reduction in our cash position was \$13,000 because of investment income.
5. Old Business.
 - a. Community Reminders. Owners were asked to review the updated sheet of community reminders provided as part of the meeting materials.
 - b. Shoreline. The work on the Shoreline berm in January was discussed and is much more robust than the prior work.
6. New Business
 - a. Owner responsibilities for exterior maintenance/appearance were discussed. A copy of the updated maintenance guidelines was distributed with the meeting materials. This year there has been a lot more work done by owners and it is appreciated, although we still have a few owners who continue to ignore board communications.

- b. Landscape report. Rose gave an update on the landscaping, both town home and master and the work the Yard Dogs.
 - c. Owner Engagement. It was noted that we are an owner-managed property which requires owners to share in managing the community. It was further noted that if we end up using a management company our dues would increase dramatically. Owners were encouraged to consider running for the board next year. One owner expressed interest.
7. Owner questions and comments
- a. The condition of the old Harbormaster/Yacht Club was brought up. Peter Joseph noted that the Navy contingent at Indian Island is looking for community projects and would be willing to paint the structure. He will discuss with PLA.
 - b. There was a request to run the sprinklers more frequently/longer during the hot weather
8. The meeting was adjourned at 2:47 followed by a social period.