

TOWN HOME AT LUDLOW BAY
MINUTES FOR BOARD MEETING 10 AM DECEMBER 15, 2023

1. Meeting called to order at 10am. Present were John Witte, Rose Lincoln and Lewis Hale; quorum confirmed.
2. Agenda approved as distributed.
3. Board minutes for the 11/14/23 approved as presented

4.
Reports

- a. Financial. There was no formal finance report as Norman not present. However, discussed the monthly statements and bank and investment accounts previously distributed by Norman. The consensus was everything looked good.
- b. Landscaping. Fall cleanup and planting completed and consensus was Yard Dogs is showing up more often and doing a better job as they complete their first year and have a clearer understanding of our expectations.
- c. Maintenance
 - i. Fence update. Lewis is still trying to find a date to meet with JD/Vespro. We understand Norman has a tentative proposal from Chris Mosher. Lewis will continue to pursue JD.
 - ii. Power washing courtyard and walkways. Rose has an estimate from Yard Dogs for 40 hours. JD/Vespro gave a firm quote of \$2359.65 inclusive.
 - iii. Courtyard gate 34/36 Heron. Lewis, noting that the owners at 6 Heron continue to leave the gate open, suggested maybe we should go ahead and install the swing gate mechanism the owner proposed during prior settlement discussions. The other option would be to declare a violation of our gate rule. The concern was lack of compliance and the need to impose a fine, turning it back into another food fight. John suggested Lewis check with Boys to see if they agree. Before proceeding we would also need to advise the owner of 36 and have the revisions approved by the ARC
- d. Legal
 - i. Krell update. In the Krell action the Judge ruled in our favor and the Krell's have sent to our attorney the full amount of our legal expenses being approximately \$105,000. There was a question about the status of the Boys lawsuit and Lewis will check.

- e. Master. The next Master meeting is next month (1/16). The water issue at the Inn is on a brief hold awaiting parts. Beach grass we discussed trial options on how to address.

5. New Business

- a. Courtyard CC&R violations. John will continue to pursue with the owner at 2 Heron.

6. Old Business

- a. Enforcement of maintenance other owner responsibilities. Lewis thanked Norman for his suggestion on the proposed email to owners and Lewis will send out.
- b. Cable TV/internet options update. Norman has been working on an update to his report last month. We can take up next meeting.
- c. Owner vs HOA responsibilities for gutter/roof maintenance. Discussion of the updated version of the owner email based on suggestion from Norman. It was agreed to send out to owners.
- d. Shoreline. Lewis will email Cliff to check on progress. Lewis will also advise Cliff of the sandbags placed on the shoreline by the owner of 14.

7. Meeting adjourned at 1045.

Next meeting 1/15/24 at 2pm.

Submitted by Lewis Hale, Secretary