

THE TOWN HOMES AT LUDLOW BAY
2021 ANNUAL MEETING MINUTES
SEPTEMBER 5, 2021 200 PM ON ZOOM

1. The meeting was called to order at 205 pm by President Rick Bleek. A quorum was confirmed with directed proxies from 10 owners
2. The 2020 annual meeting minutes were approved by a vote of the directed proxies
3. It was confirmed that owners previously ratified the 2021-2022 budget with only one no vote
4. There were no budget questions. The discussion of maintenance expenses was deferred due to the limited attendance and the board will email owners on this topic
5. The earlier owner vote to waive the annual audit was confirmed. The board will again solicit volunteers to help with an accounting review. Linda thanked Kim Boys, Bob and Sharon Litwin and Rose Lincoln for helping with last years review. Suzanne Daymond volunteered to help this year and additional owners will be solicited to help.
6. Old Business
 - a. Master update including the shoreline project. Rose and Teri were thanked for helping on the master board.
 - b. Community reminders. The board will send an updated email to owners
7. New business
 - a. The owner committee to investigate options for managing the association was deferred and the board will email owners and seek volunteers.
 - b. There was a discussion about the use of an external professional to evaluate the external maintenance of the town homes. The board has an initial indication from a company that they are reviewing and will advise owners on the proposal and funding options. Estimated cost is \$300 plus tax to include photos and a written report.
8. Election of directors. The current board was reelected based on the proxy ballots submitted.
9. The meeting was adjourned at 221 PM.

Lewis Hale, Secretary