

TOWNS HOMES AT LUDLOW BAY ASSOCIATION
BOARD MEETING March 30, 2022

Meeting was conducted by telephone

1. Meeting called to order by at 2pm President Rick Bleek. Participating were Linda Brown, Treasurer, John Witte, Vice President and Lewis Hale, Secretary
2. The agenda updated
3. Financial Statements through February were approved.
4. Planning for the 2022/2023 budget was discussed. Linda Brown will prepare a draft for further review. 2023 maintenance projections were included with the 2022 budget and updates were discussed. Linda will prepare a draft 2022/2023 budget for further board review.
5. Annual meeting planning. The annual meeting will be scheduled for July 16th at 2pm at the Beach Club. Rick will reserve the room. Lewis will prepare the annual meeting package including audit waiver and budget ratification. John Witte indicated he will not be running for the board for 2022/2023. Lewis will write to owners requesting volunteers.
6. Maintenance projects and schedule
 - a. The exterior inspection by VESPRO has been scheduled for April 1. Lewis will advise owners.
 - b. Repairs to fences at 32, 22/24 and 6 Heron were approved
 - c. Pressure washing of walkways will be late Sept/Oct
 - d. Roof moss inspection will be in the next month and problem areas treated. Depending on contractor inspection a full treatment may be schedule for the fall.
 - e. Gutters will be cleaned this fall. Gutter fronts will be inspected, and cleaning scheduled for next spring if needed.
7. Old Business.
 - a. The Shoreline restoration was discussed. The Geotec reviewed last fall and is scheduled to come back after the winter tides and storms. The master will schedule this is the next few weeks. The shoreline permits are still valid and so work could be accomplished late summer, assuming they can secure a contractor.
8. The board entered executive session at 250 to discuss advice from our attorney re CCR violation.
9. Executive session was adjourned at 306
10. Meeting adjourned at 307

Lewis Hale, Secretary