

TOWN HOMES AT LUDLOW BAY ASSOCIATION
BOARD MEETING FEBRUARY 9, 2014

The meeting was called to order at 2pm. Present were Al Wagner and Lewis Hale

1. **Finances.** We continue to project cash reserves in the \$50,000 range depending on the timing of expenses and thus we were able to reduce the quarterly assessments again at 1/1/2014 from \$795. per quarter to \$750. per quarter. The owner delinquencies from October 1 have been paid.
2. **Exterior town home maintenance.** Since 2011 when owners assumed financial responsibility for exterior maintenance of their town home, many owners have painted and cleaned or replaced the cedar shingles. However, some have not. The board decided to encourage owners whose siding, trim or shingles need attention to schedule a contractor before they get booked for the summer. The status of shingles was discussed. There is a difference of opinion regarding whether the shingles should be left natural or stained. While natural is acceptable, the board is concerned about the appearance of black mold and deteriorated finish on some shingles and believes these shingles should, at a minimum, be cleaned with a fungicide to eliminate the mold and flaking finish. Al will discuss with the ARC for guidance and clarification.
3. **Beach side common areas.** The beach side common areas beyond owner property lines was discussed. While the master association is responsible for these areas, they do not have the funds to do any landscaping and so some owners have done some landscaping. And one owner has built a patio out onto the common areas. This is not authorized. It was decided the board will write to all owners and clarify that they need ARC approval for any landscaping or improvements on the beach side common areas.
4. **Annual meeting.** The annual meeting will be July 5 at 2pm. The board will continue to solicit candidates for the board.
5. **New Bay Cottages.** PLA is now clearing the old "log dump" for the construction of cottages.
6. **Heron Rd sealing.** It was discussed that the master association will not be sealing Heron Rd in its entirety, this apparently for budget reasons. However, they will be filling and sealing the cracks in the center of the road as well as the parking area in front of building 300. After this work is done we will be restriping the parking spaces.
7. **Association maintenance items.** The fences the association is responsible for were all cleaned and stained this past summer and should be good for several years. Currently there are no maintenance projects scheduled, but Al will schedule Gutter Snipes to look at the roofs for moss and the gutters for debris. Work will be scheduled if necessary.

Meeting adjourned at 345PM

Submitted by Lewis Hale, Secretary