

TOWN HOMES AT LUDLOW BAY ASSOCIATION

BOARD MINUTES FOR FRIDAY APRIL 11, 2014

1. The meeting was called to order at 130pm by President Al Wagner. Present were Lewis Hale and Al Wagner.
2. The primary purpose of the meeting was to discuss the maintenance deficiencies noted by the Master Association Architectural Committee per Article 4 Section 4.6 of the master declarations. The Secretary will write to all owners advising them of the deficiencies applicable to their town home and advising them that they will have 90 days to correct. However given weather issues and contractor scheduling issues, it may not be feasible to complete in 90 days. Therefore to allow time for us to negotiate an extension of the 90 day deadline with the Master Association we will need confirmation from owners within 15 days that the work has been scheduled and the estimated completion date. Given the age of the paint on many town homes owners will be asked to take a careful review of their exterior and not limit their maintenance to just the items identified by the ARC.
3. Board candidates. Owners will be asked to consider running for the board effective July 1. Most important is to have at least one owner on the board who is a full time resident so they can oversee maintenance items. Otherwise we may need to hire a property manager.
4. The Rules and Regulations will be updated regarding painting by owners.
5. Annual meeting materials will be prepared in May.

The meeting was adjourned at 230pm.

Lewis Hale

Secretary