

**Town Homes at Ludlow Bay Association**  
**Board Meeting February 26, 2016**

The meeting was called to order at 10:00 am by President Al Wagner. In attendance were Bill Master, Treasurer and Lewis Hale Secretary.

1. Discussed was an owner who has been involved with a multi-year project to repair the exterior of his town home. It was agreed that if the renovation is not completed within the schedule detailed by the contractor that fines will be imposed based on our policy and the owner will be so informed.
2. The roofs need to be treated to kill off the moss and algae again this spring. Al will research contractors and obtain quotes. The plan is to have this performed this spring. The gutters will then be cleaned in the fall.
3. Al will make arrangements for power washing the exterior concrete walkways and surfaces.
4. The planting of additional beach grass has been completed on Tract C by the Master Association. One owner inquired about how to get additional beach grass planted on their property and Al will respond.
5. Al advised that he had been contacted by Diane Smeland of PLA who would like to find a date to speak to owners about PLA's plans to start construction on the condo's around the lagoon. It was discussed our normal early July annual meeting would have the best attendance and if that does not work or is too late, then we will obtain something in writing to pass along to owners.
6. Al presented a proposal from the company that monitors our fire sprinkler systems to replace the current Century Link land lines used for monitoring with a wireless system. We have had ongoing problems with the phone lines and resulting failure alarms. The wireless solution should eliminate these problems and costs less (est \$222. per month) than the land lines. It was agreed to proceed with this change subject to Al reconfirming the price and the availability/quality wireless service.
7. We need another representative from the town homes to participate on the Master Association Board. Bill will solicit a replacement.

The meeting was adjourned at 11:20 am.

Lewis J Hale  
Secretary