

THE TOWN HOMES AT LUDLOW BAY ASSOCIATION
AUGUST 3, 2016

The meeting was called to order at 1000 by President Al Wagner. In attendance was Treasurer Bill Master. Absent was Secretary Lewis Hale

1. The sprinkler valve problem at 2 Heron has been partially repaired and should be completed today.
2. The Town Home at 8 Heron is under contract and per new policy the incomplete items from the spring exterior maintenance review will be reported as outstanding to the escrow company.
3. For some reason the spring roof cleaning was not as effective as prior years. The contractor has been back out and scrubbed the problem areas and retreated. He will be back out in the early fall and retreat if necessary.
4. While it had been planned to have the walkways and driveways cleaned this year, the contractor is now booked until September and he recommended deferring until next spring. This is the contractor who uses the power scrubber which does a better job and is less messy than power washing. If owners have walkways that they want done this summer they can see Al to borrow the association power washer.
5. Gutter cleaning and the cleaning of the gutter faces has been scheduled for the second half of October.
6. After some delays the exterior work at 12 Heron is moving full speed ahead.
7. While there are still outstanding items, in general most of the items noted for owner's attention on the spring maintenance checklist have been addressed or owners have plans in place to address.

The meeting was adjourned at 1045.

Submitted by Lewis Hale, Secretary