

TOWN HOMES AT LUDLOW BAY ASSOCIATION
BOARD MEETING MINUTES FOR 2/24/2017

The meeting was called to order 1300 by President Al Wagner. Present were Linda Brown, Treasurer and Lewis Hale, Secretary. Al Wagner participated by phone.

1. The minutes of the January 18 meeting were approved
2. The gutter faces and fascia boards have been cleaned at a cost of approximately \$2,300. This is the first time they have been cleaned and look very good. This will not need to be done every year but probably every three to five years.
3. The contractor who has been cleaning the moss on our roofs has not been happy with the moss removal and asked us to see if we can find out what our old contractor, now retired, used.
4. Some of the gates and arbors on building 500 and been worked on and still need a little fine tuning.
5. Alice will be adding some spring color to the landscape over the next few months. She will also documenting the sprinkler layout and refining an annual work schedule for the landscape.
6. The updating of the sprinkler monitoring system to a cellular system from a land line system has eliminated the numerous false alarms we had been experiencing as well as saving approximately \$2500 per year.
7. Several trees were removed or trimmed because they had become too large or diseased.
8. Owners need a reminder that their primary parking is in the garage.
9. The spring exterior board maintenance inspection will be done in April.
10. Lewis will send out to owners, as a reminder, the exterior maintenance reporting/approval form.
11. The board discussed candidates for the board for next fiscal year. This is always a challenge with so many part time owners, particularly overseeing maintenance projects. An alternative for those who want to become involved but don't feel they have time to be on the board would be to form a maintenance committee to plan and oversee maintenance and repair projects.

Meeting was adjourned at 1400

Respectfully Submitted

Lewis Hale, Secretary