

TOWN HOMES AT LUDLOW BAY ASSOCIATION
BOARD MEETING MINUTES FOR 4/13/2017

The meeting was called to order at 1000 by President Al Wagner. Present were Linda Brown, Treasurer and Lewis Hale, Secretary.

1. The minutes of the February 24 meeting were approved.
2. The March financials were discussed. We are doing well relative to budget even with some extra costs for the gutter and fascia cleaning.
3. We need to conduct the annual sprinkler backflow test before May 6. Al will schedule.
4. As discussed at the last meeting the roof moss has been more stubborn than usual. Al has discussed with the contractor who will apply a liquid product to the difficult areas as well as some limited brushing.
5. Owners are encouraged to keep all gates closed. When the gates are left open the wind can catch them and we have had some gate damage this winter.
6. There has been a request for a clarification on the maintenance of the dune grass and fire breaks. While the fire department has requested we keep the grass 3-5 away from decks and siding, it is also an environmental requirement with the county to leave as much dune grass as possible as it is important for erosion control along the beach. Owners are encouraged to balance these two requirements. Also, to protect the dune grass owners are requested to limit walking in these areas and avoid trampling the dune grass, particularly along the beach front.
7. There is a master association project underway to rehab the Burner Point area and fence. Several town home owners have been involved including Jeanne Joseph, Rose Lincoln, Mike Stelte, Jim Brown and Al Wagner.
8. The swallows are back this spring. They have a tendency to build nests in the corners around deck ceilings which can create a mess. To avoid this it is understood you can force a tennis ball into the corners.
9. Owners are reminded that their garages are to be used for parking their cars and not for storage of boats and miscellaneous storage. We have 1.5 parking spaces for each town home and to allow for guests and second cars owners need to use their garages. This is particularly true in the summer when the inn is busy. Overflow parking is the Yacht Club parking lot.
10. The spring exterior maintenance inspection/walk around will take place later this month.
11. This year's annual meeting will be held Saturday July 1 at 2pm at the Beach Club.

Meeting was adjourned at 1110.

Respectfully Submitted

Lewis Hale, Secretary