

**TOWN HOMES AT LUDLOW BAY ASSOCIATION
BOARD MEETING MINUTES FOR 8/17/2017**

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

1. The new requirements of our new association insurance company were discussed. In particular we have new requirements for contractors and service providers and controls over disbursements. Lewis is preparing a hold harmless for use with contractors and we will need to have formal board approval of major expenses not already approved in the budget.
2. Al met with Larry Smith on several general issues. First, there are no immediate plans to start construction on the condominiums around the lagoon. Larry also noted that the sale of homes in the Cove is going well and most are sold or presold and under construction. One of the important issues for the town homes is to ensure PLA's compliance with the approved plat and plans which will involve working with and monitoring PLA and the county.
3. The draft rental policy was discussed. Given the inability to fully comply with the requirements of the Master Declarations, the comparison with other similar upscale residential communities which prohibit short term rentals and the administrative issues and board time commitment required, it was decided that the association should restrict short term rentals. While the board has the authority based on the declarations to take this action, it was decided to take the definitive step of asking owners to formally amend the Declarations. Lewis will be drafting an email to owners.
4. The board discussed the issue of owners who have used a non-approved products on their decks. The agreed action is to require owners to correct the next time the decks are refinished or sold. There is one sale in escrow and we are working with the escrow company to ensure the buyer is aware of this requirement.

Meeting adjourned at 1130.

Respectfully submitted,

Lewis Hale, Secretary