

THE TOWN HOMES AT LUDLOW BAY ASSOCIATION

BOARD MEETING MINUTES FOR APRIL 8, 2019

The meeting was called to order at 330 by Richard Bleek, President. Present were John Witte, VP, Lewis Hale, Secretary and Linda Brown, Treasurer joining by phone.

1. The minutes from the March 4 meeting were approved and have been posted to the website.
2. The March financials were approved.
3. Planning discussion for the preparation of the 2019/2020 fiscal year budget. Linda will prepare a draft for review in May after she returns.
4. The annual exterior maintenance inspection will occur in May. This year owners will receive individual results.
5. Beach/shoreline erosion and the damage from the recent winter storms were discussed. The board will write to the Master requesting immediate action to evaluate and repair/restore the shoreline structures.
6. Tract C beach trail was discussed. The board understands this is in the permitting process. The board supports this project.
7. As previously agreed, the annual meeting will be July 6 at 2pm at the beach club. Lewis will have the usual meeting packet prepared for review in May when we meet on the budget. There is a new state mandated process for budget approval which we will incorporate.
8. Landscaping. There was a discussion about owners who want more or different plantings than Alice provides as part of her routine services. While this is covered in our rules and regulations, it was determined this needs to be reviewed. Rick and Linda will discuss with Alice.
9. Fire sprinkler rooms. During a recent inspection of the sprinkler rooms we were advised that some of the equipment had been damaged. Historically the owners on whose property the sprinkler room is located have been allowed to use the room for storage. However, it was recommended to us that there should be nothing stored in these rooms to avoid water damage and/or inadvertently setting off the sprinklers. The board will be contacting these owners and requesting they remove the items being stored to another location.
10. Fine schedule. There was a discussion about our fine schedule. Ongoing but no decision.
11. The board will solicit candidates for next years board as two current directors have expressed their desire to step down.

The board went into executive session at 450 to discuss pending legal matters.

The board concluded the executive session at 500.

Meeting adjourned 500.

Respectfully submitted, Lewis Hale, Secretary