

Causton Bluff Meeting Minutes
February 17, 2025

Call to order: 9:58 a.m.

Attendees: Susan Brinkley, Jim Lanier, Joel Moore, Chris Yarborough

Other Attendees: Brandy Waters

Minutes approved: Motion to approve January minutes. Approved.

Financials:

- Pelliccione & Associates was hired because there was not a volunteer finance chairman. Pelliccione services will be paid out of administrative costs. That line item will be over the budget due to the 2025 budget being approved before hiring Pelliccione. Pelliccione stated he would charge no more than \$250 monthly for the review. If he needs to attend a board meeting remotely, he will charge \$150 per hour. The board is not expecting to have him attend any of the meetings.
- On the receivables, there are \$4,287.29 in delinquent. There are quite a few owners who have not updated their payment to the new amounts for the monthly dues for small amounts. 11 Pipers Pond is the majority of that delinquency in the amount of \$2,203.95.

Committee Report:

Cottages:

- The BOD asked Brandy to get a quote from Northwest Exterminating. The initial investment is \$34,000. The renewal maintenance fee is \$15,300. Brandy met with the vendor in the community and there were a lot of bait stations that they could not locate. Susan Brinkley suggested contacting Cingo to provide a new map for the locations of the bait stations.
- There are 10 open work orders for stucco repairs. Brandy will reach out to the vendor to get an update and see that the vendor completes the work orders in a timely manner.
- Fence replacements are covered under the reserves. Repairs are not covered.

Harbor:

- Jason Dudley needs to provide workers comp insurance to Keystone. Once received, he will begin the work to replace the GFI outlets.
- Beason is going to provide information on some type of maintenance dredge, and he is talking to another engineer.

Updates:

- HOA attorney filed for lien for 11 Pipers Pond.
- Susan Brinkley called the Homebuilders Association for general contractor recommendations to oversee the pool renovations.
- 2 and 4 Sassafras Trail have sold.
- 13 Pipers Pond is a long-term rental.
- If a homeowner is having a special event over the weekend, the Board highly recommends hiring Jones Control to avoid accidents.

Motion to adjourn: 11:20 a.m.