

## **Causton Bluff Board Meeting Minutes November 20, 2023**

Call to Order: by Susan Brinkley 9:30 AM

Board Members Present: Susan Brinkley, Steve Miller, Will Schubert, Joel Moore, and Jim Lanier. Others Present: Cindy Miller, Brandy Waters and Alan Roberds

Meeting minutes up for approval.

2 edits of filler words. Received an invoice but not the quote with details.

The warranty needs the details on the invoice.

Motion to approve: Steve, Jim, Joel.

### **1. Cottages:**

- a. Front and Side doors need to be painted in December. A single coat should be sufficient. Joel's quote seems excessive at \$215 for front door and side light casing, and \$150 for side door or \$365 per home. Door must be open during process.
- b. Discussed possibly getting it done next year, and earmarking the funds for when it gets scheduled. Charleston Green was the original brand color. Stucco repair is not a color match for faded stucco.
- c. Blast email needed: paint colors for exterior and plans for door painting. Blast email needed: Roof blowing Dec. 13-15.
- d. Lawn mowers are going through 52 Sassafras yard and need to stop. 50 Sassafras-change flower bed to allow 60" clearance. Alan will reach out.

### **2. Harbor:**

- a. Keystone has slip owners contact number for boat slip plaques to identify the slip owner quickly in case of emergencies.
- b. Crossbeam repairs and boardwalk replacement were approved and scheduled to be done in cooler weather. Harbor owners will be notified.

### **3. Common:**

- a. All homeowners need to adhere to ARB guidelines.
- b. The Board and Finance committee need to get Audit invoice to Sean by Dec 31<sup>st</sup>. Contract expenses with signed contracts are needed as well.
- c. The annual meeting was a record of 35 minutes.
- d. Auto flow switch to be installed. Staple crack in pool cost is approx. 40,000.00. Water going in is not keeping up with the water loss.
- e. The pool needs to be replaced. Approximately 350,000 to 400,000. Recommend install drain lines, 5' depth, zero entry one end-deep center-opposite end shallow.

- f. Year-Round pools possible can get started between May and Summer. Kirby can accomplish it before summer if we have a design. Craig needs to get a design for us. Need a financial allowance for the unknown.
- g. Make special assessment payments affordable, while keeping %cost down.
- h. 5 Pipers, Alan contact Margaret to see where we are in the sale. Discussed how lien of property functions.
- i. Will-Completion date for retaining wall needed. (Alan please call).
- j. The moving company that hit the gate has been in communication with us. We have notified Jones control as well. The owner has been billed.
- k. Santa will be scheduled for Sunday afternoon. Dec.17<sup>th</sup>
- l. 7 Sassafras: Sign in yard to be removed.

Adjourned: 11:41 am