

CAUSTON BLUFF HOMEOWNER'S ASSOCIATION MEETING MINUTES

JULY 22, 2016

8 PIPERS POND LANE, SAVANNAH, GEORGIA, 31404

DIRECTORS PRESENT:

Hollie White, President

Joellen Cooper-Pyles, Vice President

Palma Adkins, Treasurer

Morgan Derst, Member at Large

Lori Blass, Secretary

GUESTS:

Sally Hall

Brian McCarthy

Janice Rossiter

Ashley Peto

Marion Leith

Steve and Debbie Primo

Kevin Cohen

Hollie White called the meeting to order at 10:00a.m.

Approval of June, 2016 BOD meeting minutes were postponed to amend and submit again for BOD approval.

FINANCIALS:

Janice Rossiter reported that May financials are being reconciled and will be sent to the BOD for review in the near future. Janice gave the Board an update of categories for harbor dredging credits. An update on assessment collection was reported to the Board and discussion about those owners that have not paid to date. Ashley Peto reported that an invoice for tree work would be sent to the Board for approval. Sally Hall reported that vine removal from trees is at a halt until there is cash surplus to continue.

MAINTENANCE :

The Board discussed landscape issues with Premier. Ashley Peto informed the Board that a complete inspection of the community and thorough inspection of the Cottages was done with Davis Landscape. Jane Jackson's erosion issue was discussed and Joellen Cooper-Pyles instructed Ashley to provide pictures of the erosion. Joellen discussed that the erosion issue could be caused by gutter overflow and that Ashley should go forward and get gutter companies to inspect erosion problems, evaluate and quote. Joellen emphasized the need for Ashley to organize a rotation schedule for maintenance . She further discussed that a plan of action

should be put into place by the annual meeting. Palma Adkins discussed a sink hole on her property.

LAGOON COMMITTEE:

Brian McCarthy reported on dyke project progress. They are currently awaiting delivery of the outfall box which is what controls the water level in the lagoon. Brian discussed product Jay Maupin, engineer recommended for bulkhead erosion control which is considered a lifetime fix. Brian will be meeting with a contractor to bid on the job.

WELCOME COMMITTEE:

Palma Adkins informed the Board that the meet and greet was well attended.

ACT Chair Steve Primo and Deborah Primo presented to the Board their overview of the Golf Cart Rules and Regulations and made recommendations to the Board on direction going forward. They also discussed the implementation of access enforcement into Causton Bluff. Signage for the dyke area was discussed and a pedestrian only sign is to be installed . ACT will present the gate access proposal at the Board of Director's October meeting. Ashley Peto will call DOT to talk to a representative about changing the speed limit in Causton Bluff.

Homeowner Kevin Cohen and 2 neighborhood minors presented their reasoning for not enforcing the legal age requirement for driving their golf carts on the streets of Causton Bluff.

Marion Leith, Landscape Committee Chair, was asked to come to the BOD meeting to clarify with the Board the many landscape issues throughout Causton Bluff. Marion wanted explanation of the budget and clarification on what was going to be done to maintain some of the common areas. Janice Rossiter suggested that a site map of the common areas should be drawn up for reference purposes for landscape designation. The site map should be attached to the landscape contract. Marion went over the role of the landscape committee with the Board. For the record:

The landscape committee conducts regular monitoring to the Board of the annual landscaping services provided by the contracted company.

The committee provides regular feedback to the Board on the quality of the services.

The committee provides input to the Board in regards to regular plant and landscaping maintenance including plant removal and replacement within the common areas.

The landscape committee is committed to preserving the unifying characteristics of the common area landscaping.

ASC Bartow:

Joellen Cooper-Pyles asked about a particular owner's lot and the letter of credit for escrow.

ASC Cottages:

Nothing to report

HARBOR:

There has been difficulty getting contractors to do piling repairs.

OLD BUSINESS:

It was reported that Sonny James, contractor will be bidding on bulkhead work.

Joellen Cooper-Pyles discussed the gutter issues on owner's cottages. Sally Hall stated that Greg Hall is working with the owner on 1 Pipers Pond.

Joellen gave an update on an owner on St. Augustine and his insurance company that is currently looking at the owner's home.

The Board discussed our attorney's review of the harbor common relative to some owner's challenges to the legality. The decision reviewed by the attorney stands.

Joellen is working with owner's on a no wake sign. She will talk with the DOT.

NEW BUSINESS:

Homeowner reports of teenagers speeding through the community on a golf cart. Janice Rossiter stated that she will have the gate attendant watching for them. The owner that reported this could not tell if there was a decal on the golf cart. Ashley Peto will email the Board a list of all owner's who have registered their golf carts. It was discussed that the insurance requirement needs to be added to the golf cart rules and regulations.

The Board discussed forming a steering committee to provide strategic oversight regarding the cottages. Sheri Estes will serve as the community advocate overseeing this committee. The Board agreed it is important for owner's to see how their cottage dues are spent. A calendar will be established as a guideline for what needs to be done throughout the year and when.

Board decided the annual HOA meeting will be held on November 9th or 10th. The Board wants to establish a meeting date early so homeowners can save the date. Once final date is set, Ashley will send out periodic reminders to owners in a mass email. The notice of the meeting will include a list of items/topics that will be discussed.

Meeting adjourned.

Minutes respectfully taken by Lori Blass and Janice Rossiter.

Board of Directors next meeting August 24th at 3:30.