

Causton Bluff Owners Association
Owners Meeting
May 29, 2018
Frank Murray Center

CALL TO ORDER

Causton Bluff Owner's Association Mid Year Information Meeting was called to Order May 29, 2018 by BOD President David Knox . Board members in attendance were Mr. David Knox, Mr. Alfred Kritter, Ms. Selina Brown, Ms. Hollie White and Mr. Don Reinke.

OPENING REMARKS AND INTRODUCTION

David Knox, HOA BOD President recognition the hard work of Property Management Selection Committee, which was led by Susan Brinkley. Members included Al Kritter, Don Reinke, Warren Thrasher and David Knox.

MARKET SOUTH PROPERTY MANAGEMENT
INTRODUCTION

David Knox introduced Gary Kornegay Owner/Broker and Alan Roberds, Community Association Manager with Market South Management (MSM)

Mr. Kornegay and Mr. Roberds gave a brief presentation which included the following highlights: 24 hour response time, Homeowner Statements for each Commons, Cottages and Harbor/Boat Slips to allow residents time to evaluate and question statements and no late fees for June during the transition. After that late fees and interest will be applied as per CBHOA Covenants

COTTAGE HOME OWNERS SUBASSOCIATION
AMENDMENT

David Know addressed the current status of the Cottage Home Owners Subassociation Amendment and relayed that concerns were raised in reference to how proxy votes were distributed as well as additional concerns about the sub

association, therefore the amendment was being reviewed again by our legal counsel and should be ready for vote in November.

GEORGIA PROPERTY OWNER'S ASSOCIATION ACT (POA) DISCUSSION

David Knox led the discussion about the Georgia Property Owner's Association Act (POA). The main benefit of this POA is that CBHOA will no longer be required to file liens and expend attorney fees for unpaid assessments or other charges. Instead, the POA creates an automatic statutory lien and provides the declaration of covenants itself serves as notice that there is a lien for any unpaid assessment or other charges. As a result, attorney debt collection costs are reduced and the statutory lien results in a secured claim if the owner files bankruptcy. The HOA is placed first in line before any mortgage holder.

HARBOR RIP-RAP AND DREDGING PROJECTS

Brian McCarthy updated the homeowners on the status of the harbor and dredging projects. Paperwork has been submitted for the bank stabilization project to the Corp of Engineers and DNR. Anticipate the buffer variance in July and then a start date within 3 weeks of that. The Dredging Projects requires a full Nationwide Permit with the next Dredging project. We previously were able to use the original permits for 2006 and 2011.

CAUSTON BLUFF COLLECTION POLICY

David Knox reminded the homeowners that we would be following the Causton Bluff Collection Policy as described in Section 9.9 of the covenants and the fine schedule would be implemented beginning July 2018. This fine schedule includes a \$25 late fee when a payment is 10 days late and simple interest of 15% applied to late balances.

COTTAGE STEERING COMMITTEE (CSC) UPDATE

Warren Thrasher provided the CSC update with an explanation of the recent Cottage Survey Findings, which included roof, stucco, tree limbs on roofs, and Erosion. Erosion responsibility still needs to be further defined as homeowner, common or both.

QUESTIONS AND ANSWERS

Requested again that we do what is necessary to allow voting to occur at this meeting and not only at the annual meeting in November.

There was discussion about who is responsible for replacing the rip-rap on the single family homes properties on the Wilmington River. This will require further legal evaluation, as there have been different interpretations of the CC&R's.

The BOD along with the Harbor Committee and interested parties will also obtain more information on No Wake Zones Signs for the Wilmington River waterfront properties. Historical information was provided that signage was placed during the Olympics and if No Wake signs are placed during this current project, a request could be made that these are left permanently.

Joellen Cooper Pyles will provide the information she has in reference to potential help from the Corp of Engineers and current new Bridge construction project.

There being no further business, a motion was made to adjourn the meeting.