

Causton Bluff Homeowner's Association Meeting Minutes
September 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:

Janice Rossiter
Ashley Peto
Justin
Sally Hall

Hollie White called the meeting to order at 10:05a.m.

Approval of August meeting minutes and July meeting minutes was unanimous.

Financials:

The entrance to Causton Bluff was discussed relative to the effect that the upcoming bridge project will have on it. Joellen Cooper-Pyles stated that the bridge project has been put off until April 2017 and furthermore, there is not a confirmed date. The Board discussed the bulkhead on St. Augustine and the estimated cost for this project. All that the Board of Directors agreed to do, according to Joellen, was to have a survey done and just get an estimate for the record of what involved in the repair and the cost. The Board agreed that the dyke repair stopped any further damage to occur to the bulkhead. Joellen discussed 1 Pipers Pond and stated that the homeowner is having gutters installed. The HOA is addressing and repairing the bulkhead to correct the drainage problems. The HOA initially installed that bulkhead. The repair project required a nationwide permit. K&T Construction will be doing the work.

Maintenance:

Premier discussed the needed repairs on the docks. The upgraded package and plan for the new lift station was discussed. It is planned to start in late October according to Ashley Peto. Sally Hall stated that she will update the Board on the tree vine removal

project. She further discussed that she will be including money in the 2017 budget to have all street signs done in wood. The pedestrian sign for the dyke area will require approval by the DNR. Mike DeMell will provide acceptable verbiage for this sign. Brian McCarthy informed the Board that the dead trees behind Bill Thomas' and the McCrary's can be removed now since the dyke project has been completed. The Sassafras ravine was discussed and it was agreed that it can be cleared and that area mulched. Nothing more can be done to the ravine since it is a historical site. There is a rotted tree in front of Fort Bartow that needs to be removed.

The Board addressed a motion made in August to do substantial work to the Sassafras ravine. The Board agreed unanimously to remove the motion to proceed in the manner of the previous motion since the ravine is a historical site. Only clearing and mulch will be acceptable .

Lagoon Committee:

Brian McCarthy informed the Board that the dyke project was now in the clean up stage to finish. Seed and matting went down on September 21st as required by the DNR for the vegetation plan. He remarked that more plants for that area were coming next week. The DNR required that a specialist for salt water plants be hired for this project. Repairs of owner's sod and sprinklers were to be done in the near future. There are only maintenance vehicles allowed on the dyke according to Brian. It is required by the DNR that quarterly inspection of the dyke be performed for the first 2 years following completion of the project. Brian recommended to the Board that Mike DeMell be used for the inspection. The Lagoon Committee may be able to take over after 2 years. Palma Adkins asked if we get a release from the DNR after 2 years. Brian stated as long as 70% of the vegetation is still in place and then just an annual inspection will be required.

Harbor Committee:

Brian McCarthy will give the contractor the OK to move forward with the replacement of 21 piles. Brian discussed the no wake sign with the Board and the permit requirement . Harbor dredging spoil site was discussed with Brian. To date Causton Bluff does not have a spoil site for dredging. The DNR to date has not signed over the Tronox paperwork.

Activity Committee:

Palma Adkins stated that the committee was planning an October festival and would put out a mass email with the details.

Landscape:

According to Ashley Peto the irrigation system is up and running on Bartow Court and the replacement azaleas are in. Sassafras ravine was discussed regarding the possibility of obtaining mulch from the county. The Board discussed the need for Premier to walk the community and make record of homeowners who have erosion issues and overhanging trees. The Board also discussed that Premier needed to inspect decks for maintenance issues. The Board stressed that these inspections needed to be a part of a regularly scheduled routine.

ASC Bartow:

ASC Committee met on September 12th and is requesting an exterior lighting plan to be provided by the owner building on Bartow.

ASC Cottage:

Issues with trees was discussed.

Finance Committee:

Sally Hall stated that the finance committee was planning to have the budget ready for the annual meeting.

ACT Committee:

Morgan Derst stated that new decal for cars will be ready to present at the annual meeting.

Old Business:

Premier discussed the letters that will go out to those owners whose roofs are to be replaced.

New Business:

The upcoming Board of Directors election was discussed. There will be 3 positions open on the Board. The Board discussed owners who have shown an interest in running. Joellen Cooper-Pyles discussed the heavy workload that this Board is experiencing. The Board discussed with Premier the need for active, defined committees for the Cottages. It was discussed that the committee chairs would interact directly with Premier. Janice Rossiter stated that she would come up with a plan on how Premier would interact with the committees. A "sub-association" in the Cottages was briefly talked about. Sally Hall discussed that the Cottages must have their own finance committee since Cottage owners are more in tune with what is needed in the Cottages. The Board discussed a transitional period for a new Cottage finance committee.

Executive Session:

The Board discussed a fine for an owner who had limbed trees without approval . Palma Adkins made a motion to fine the owner and Morgan Derst seconded the motion. The Board voted unanimously. The Board discussed management parameters for the future.

Meeting adjourned at 2:30p.m.

Minutes respectfully taken by Lori Blass.

Board of Directors next meeting to be held on October 27, 2016 at 2:00p.m. It will be held at Palma Adkin's.