

Causton Bluff Owner's Association, Inc.  
Annual Owners' Meeting  
Thursday, November 10, 2016  
Frank G. Murray Community Center  
DRAFT

Meeting called to order by Hollie White at 6:40p.m.

Per Premier Services' staff, there was no Quorum as of 6:45p.m. Homeowners continued to arrive late until a quorum was met with 85 total owners represented by attendance/proxies.

Once a quorum was established, the Minutes of 2016 Semi-annual Meeting were approved.

Brian McCarthy updated homeowners on Lagoon/Dyke Project. He gave an overview of the project from the start to the finish on September 30, 2016, commending the team efforts of the project. He reported minimal damage occurred to the dyke as a result of hurricane Mathew. He discussed the damages to the spartina grass and other plantings and talked about how it would be resolved. He further reported that the contractor will (at no charge) fix any damage they caused within the community resulting from project work. An example of this would be the walkways. Kris Brenard explained that only pedestrian foot traffic is allowed on the dyke walkway, no motor vehicles are allowed.

Hollie White gave the latest update from CEMA---Chatham County Commission approved \$3.5m for clean up on private roads in gated communities. The County Contracts Department was working on putting the contractual obligations in place and issuing a notice to proceed. The County continues to file an appeal with FEMA; however, that should not delay the start of the debris operations on private roads. Ashley Peto spoke briefly about a call she received from the County's contractor earlier the afternoon of Nov. 10<sup>th</sup> regarding a tentative schedule date for the debris clean-up to begin. Joellen Cooper-Pyles spoke to owners concerning the trees in the lagoon. She explained that the BOD took a unanimous vote to hold off removal of any trees in the lagoon due to much inflated tree service prices following the hurricane. Karl King offered to provide Premier with a recommendation for a tree service company.

Welcome Committee:

Sheri Estes stated that there was no update from the Welcome Committee.

Finance Committee:

Sally Hall reviewed the 2017 Budget with homeowners. Sally remarked that the Finance Committee was holding down budget commitments this year due to the recent special assessment. She discussed landscape service and the change made in contracting 2 different companies. Davis Landscape would be contracted for common areas only beginning in 2017, and Lawnscape Management would be contracted for the Cottages in 2017. Common area budget includes DNR mandatory quarterly inspection of the dyke. She further discussed the front entrance changes that will arise in the future due to the bridge work project. An addition was made to the common reserve for this future anticipation of this front entrance project.

Sally stated that the Harbor Budget remained the same although there may be more repairs to the harbor in the new year.



Ashley Peto informed homeowners about the new decals that will be distributed. She further discussed the gate passes and costs associated with decals and gate passes. Susan Young made a suggestion to Ashley of how the cost might be reduced for the passes. Charles Steubing expressed a concern of how decals placed on the outside of the windshield is damaging to windshield wipers. He suggested purchasing decals that can be applied inside the windshield. Morgan Derst, Board Liaison for the Access Control Committee (ACT), spoke about decals and discussed the purpose of color coding of gate passes. Karl King addressed the front gate attendant allowing vendors in without passes.

Brian McCarthy reported on the Harbor. He informed homeowners should report all issues with the docks to Ashley Peto. He further discussed scheduling of dock finger repairs and how fortunate we were to complete plying repair on docks A & B prior to the hurricane. He further stated that following the hurricane it will be very difficult for a long time to get contractors to do repair jobs. It was stated that if the association does not maintain our common amenities, we will not have insurance coverage.

ASC Update--Joellen Cooper-Pyles, Board ASC liaison, reported on covenant governance regarding trees in our community. Homeowner Warren Thrasher inquired about solar panels. He was told to fill out an ASC form to proceed with the process.

A homeowner asked about the cleanup of debris and grass in the lagoon. Brian McCarthy remarked that minimal spartina grass is growing now since it is dying off resulting from the repair of the dyke. Joellen informed homeowners that the work on 1 Pipers Pond started today. She further explained that the DNR had to be involved in this project.

Greg Moody discussed problems with homeowners feeding raccoons. Susan Young suggested that raccoon control issues be placed on the BOD's agenda.

Joellen spoke about meeting with the Crime Prevention officer at the Islands Precinct. She discussed that the precinct cannot enforce under age drivers within the confines of a gated community with private roads. Homeowner Herman Coolidge stated that as a community we can draw up a petition regarding this issue and present it to the commissioner with the intention of getting community patrol in place. Currently Causton Bluff is not on what is referred to as the precinct's "radar" list. Jerry Rainey asked what owners can do when golf carts are being driven recklessly. Guest Speaker Hillary Nielsen of the Island's Precinct was introduced by the Board. She discussed the state law and issues with gated community enforcement. She explained to owners that 1 person per week dies from golf cart accidents and that in addition there are over 15,000 injuries annually.

Per Ms. Nielsen, harassment applies in gated communities:

1. If an owner has had interaction with either a parent or a child that is in the form of harassment, a peace bond can be taken out. If the protective order is violated, it can be reported to the sheriff's office and an arrest can be made.
2. An arrest can be made on the scene. If the offender is not on the scene, a report can be made and a warrant taken out.



Per Ms. Nielsen, a peace bond may be filed:

If children are told to slow down by a homeowner and the children's parents harass that homeowner on their property, a criminal trespass can be filled out and filed. When a peace bond is filled out and filed, the offender cannot come within 500 feet of the person who filed the bond. Officer Hillary Nielsen further remarked that it is not against the law for anyone to take a photograph (including of a minor). Sharon Morgan asked whether you can boot a golf cart, and Officer Nielsen stated that legally the Precinct could not. Brian McCarthy brought up the authority that the BOD has to draw up rules and regulations. Joel Moore discussed fining and whether it would be a deterrent.

Election results were announced, the 2017 Board of Directors will be Al Kritter, Steve Premo, Lori Blass, Joellen Cooper-Pyles and Palma Adkins.

Janice Rossiter (Premier Services) addressed the homeowners regarding the separation/division of the management of the cottages from the common. She reminded owners that when her company first started managing Causton Bluff Owners Association, there were efforts by the BOD to establish a Cottage Steering Committee to oversee the various operations of the Cottages, to include guidelines of HOA vs Homeowner responsibility, architectural guidelines and standards to ensure the "harmony" of the cottage community, priorities in maintenance and repairs, budgeting, etc. To date the Steering Committee has not been fully established and operational, and Janice feels now is the time to implement the concept of the Cottage Steering Committee to streamline the daily operations of the Cottages, as well as the Common area management. As such, Janice recommended to the current BOD to separate the landscape services by engaging separate companies to service the Common areas and the Cottages. In addition, Janice plans to implement a different management approach thereby separating the Premier staffing for Cottage and Common areas. Premier's management approach in Causton Bluff will be much like that utilized in other projects in their portfolio which consists of master and sub-associations. During the establishment and implementation of the changes Janice will be very involved, as will Justin Morris, the Operations Manager for Premier. Moving forward Premier will work with the BOD and will schedule a meeting for "Cottage Owners only" in January 2017, at which time there will be a request for volunteers to serve on the Steering committee, open discussions regarding specific cottage concerns, etc.

Meeting was adjourned at 8:35pm.