

Causton Bluff Annual Meeting Minutes

Date: December 16th, 2019

Time: 6PM

Called to order: 6:17pm

Total attendees: 107 people or by proxy

- **David Knox, President's remarks:** A comment and question section has been added to COA's website
- **Jodi Harstine, Loan info:** Loan has been increased to 750K, increased since harbor loan is only for the harbor and bulkhead is only for the bulkhead. Also, I was asked about a prepayment penalty – in my mind if you want to pay it off early there is no penalty but if you go get another loan to pay it off then yes there is a penalty but I look at, you're going to want to pay it off early. 9 month draw period, 4.02% fixed.
- Estimated 4500\$ without loan for each homeowner
- Is NOT secured by anyone's land
- Alan: If anyone has any specific questions about the loan, please raise your hand. Looks like we've 6 people with questions. We'll start with Bruce Baker.
- Bruce Baker (28STAUG): I've been in the gross finance industry for 35 years, done a lot of financing and in my opinion I think it's a bad idea (loan). Although I was able to look at the documents
- Al Kritter (35 Bartow): Why can't we just do a special assessment? Is it because 10 people out of 164 can't afford it?
- Tracy: The board evaluated the community as a whole for the decision to do a loan instead of a special assessment.
- Marie (4 Sassafras): Is the loan secured by future assessment?
- Alan Roberds (MSM): No, by regular assessments(dues)
- Sylvia (48 Sassafras): Will the dues decrease after the loans paid off?
- Susan Brinkley: We can't say yes or no right now.
- Sylvia (48 Sassafras): Can we see if owners can pay upfront? Is that an option we can consider?
- ***Robert (3 Pipers pond): The roof assessment was 4500\$ - why can't we do the same thing and pay in installments or pay all at once? The dredging has to be done every 4/5 years so why isn't there a special assessment?
- ***David Knox: I think we can consider that at a different time -- Seems like everyone's looking for options so the board will see what we can and can't do.
- Susan Brinkley: Every homeowner is responsible for dredging not just boat slip owners. The harbor dredging comes out of the common budget, there is a common reserve. Several years ago a previous board stopped funding reserve money specifically toward the harbor. We're facing that now and something we're dealing with now.

- (COA Owner- I think 3 pipers pond): I understand that there's no reserve right now but in the future, why do we have to go through this every 5 years?
- Susan Brinkley: I hope we don't have to go through this every 5 years.
- (COA Owner): We should establish a reserve specifically for dredging just like there is specifically for the roofs in the cottages.
- Alan Roberds (MSM): I think the board hears you and is in agreement with you on that.
- ***Sally (17 Bartow): I was responsible for the 2018 budget and we were saving for dredging in the common and everything was allocated and any board can come in and reallocate it and that's fine but we were saving for it in 2018, I'm not seeing where we're putting money into the reserve?
- **Jodi:**
- ***Peggy (41 St. Augustine): is it necessary to do dredging and bulkhead this year or can we spread it out?
- It has been addressed now – boats are already having a hard time getting in and out of the harbor.
- Dee (41 Sassafras): Last month no one knew the cost (for bulkhead and dredging). Now we have a total, where did all the numbers come from?
- These are the best estimates given at this time
- Brian: Right now we are talking to 3 different companies on estimates, do not have a definite hard number as of now.
- Susan Brinkley: Based on estimate, it will be over 550K
- Laura (59 Sassafras): When it's dredged, where is it put?
- Brian: We have a spoil site for one more dredge and we're looking at other locations for future dredges right now.
- Warren (50 Sassafras): Whatever money we borrow is what we're paying interest on?
- Jodi: Yes
- **Tracy – HOA Responsibilities:** We have a budget tonight – it is in effect till majority vote. A 10% increase in assessments if the budget is disapproved by a vote.
- Mark (30 St. Augustine): 10% sounds better than 34%. What if it defaults?
- Alan Roberds (MSM): HOA's rarely default on loans.
- Marie (4 Sassafras): So we're not paying interest for the first 9 months? What happens if bank calls for early repayment? How long are we doing the \$66.00 increase? Will it follow into 2021?
- Tracy: This is about 2020 – next year's budget may be less. This is for 2020.
- Alan Roberds (MSM): Any other questions about the process that
- Brian: The budget up for approval today includes the \$66 increase – where is that going till then?
- **Jodi:**
- Robin Brinkley: I just want to say that this board has done an amazing job and does nothing but look out for this community as a whole.
- Fleming (7SASS): Where's the planning for the future?
- Susan Brinkley: The money has to be in place for all these needed projects so we have to protect our reserves for that.
- **Joe Rahimi - Bulkhead:** A lawsuit was filed against some of the board and fellow homeowners about the bulkhead.

- What was done 1st to follow the lawsuit – Took a survey of the entire community, finding the bulkhead belonging to COA
- 2nd: Hired an engineer, after looking at bulkhead – discovered it needs to be fixed ASAP as of August 2018. This bulkhead being more expensive to fix because it is physically breaking down.
- **Jodi Harstine – 2020 Budget:**
- Alan Roberds (MSM): Any questions?
- Sylvia: Will homeowners be able to choose how they want to pay?
- Alan: Board will discuss
- David Knox: questions we've been asked, like we don't we separate, etc. – we can go back to discuss with the bank and see what we can do.
- Bruce Baker: So if we vote to disapprove, we can come back and decide options on payment for loan?
- Tracy: The more you delay, the more money it will be.
- Susan: We have to make this decision based on the community as a whole, not just one by one with every homeowner. Whatever isn't used we will not be paying for.
- Sylvia: The bulkhead and dredging have to be done, so why can't we just pay it outright?
- Selina Brown: We had many homeowner come and tell us they cannot afford to pay outright so this was not a decision that was just made for a few homeowners out of all.
- (COA Owner – yelled out): Take a vote!
- Reardon: Does everyone agree to the 750K and that this needs to be done at the most?!

Move to Adjourn: Chris Bernard & Sharon Morgan – 7:45PM

Cottages info – Susan Brinkley

Called to order: 7:48PM

- Issues with stucco: We had to divert some maintenance funds for stucco this year since we were just doing quick fixes and putting Band-Aids on the stucco over and over previously.
- We decided not to blow off your roofs 3 times this year to put that money towards stucco.
- Please know it is very important to keep your sprinklers away from the stucco and not going towards it in any way.
- **** (Cottage Owner): Can the garage door paint color be put on the COA website?
- Susan Brinkley: If you want Holcombe painting to do your garage doors like he's done for some other homeowners, there price range is around \$125.00
- **** (Cottage Owner): The lawn care people are blowing leaves under our bay windows outside and there building up bad. Can we say something to them because this is not okay?
- Lawnsapes is not doing a good job at all with the lawn care/ landscaping.
- 2 piper's pond: We get all this mess in our yard from the water – is there anyone who can cut it under the water so it won't come back because if that's done we won't have this problem anymore.
- (Cottage Owner): What about the peeling paint on our trim outside, when will that be fixed?
- Susan Brinkley: Please send Jodi an email and we'll get it taken care of.

- (Cottage Owner): Are we still moving down the priority list?
- Susan Brinkley: Yes we are, and we're moving down the list pretty rapidly too.
- (Cottage Owner- Tillman): Nothing has been done about our roof leak since Jodi and David came out to look at it?
- Jodi: I, personally wasn't aware there was still because you did tell me the roofers had been out. He emailed me today and I've already contacted the roofer and told him it was urgent but when David and I went there were no limbs on the roof. I still contacted the roofer and he should be getting back with you in the next couple of days.
- Susan Brinkley: I'm assuming they cut it when they went out but we were told they found no limbs hanging over your roof. Is there anything else?? Okay, we're done.

Meeting over (adjourn): 8:04PM