

Causton Bluff Board Meeting Minutes
Nov. 14th, 2022

Call to Order: by Susan Brinkley at 9:38 AM

Present were: Susan Brinkley, Joel Moore, Will Schubert, Al Parnel, Steve Miller, and Amanda Mabry (from Keystone)

Financial Review:

Account balances reflected below:

Causton Bluff Owners Association

Operating Cash:	\$15,666.08
Reserve Cash:	\$ 8,148.62
Reserve ICS:	\$166,033.57
Truist Money Market	\$ 48,241.13
<u>Total</u>	\$249,243.40

Cottages at Causton Bluff

Operating Cash:	\$ 48,218.27
Reserve Cash:	\$ 56,954.72
Reserves Roof ICS:	\$ 718,316.44
Reserves ICS- General	\$ 64,904.24
<u>Total</u>	\$ 888,393.67

Causton Bluff Harbor

Operating Cash:	\$ 20,613.72
Reserve Cash:	\$ 18,474.20
Reserves ICS:	\$ 65,556.58
<u>Total</u>	\$ 104,644.50

1. Cottages:
 - a. Roof and stucco vendor review Home Inspection reports and started walking around homes to inspect and will give report to the board to review. They will start repairing January.
2. ASC:
 - a. Herrington reviewed tree list and will start trimming trees.
 - b. Discussed possible new members to join the committee for 2023.
3. Harbor:
 - a. Zulu is working on the finishing CDF and renewing permit and still holding off on final payment till Terracon approves job is complete.
 - b. Inspected cross braces on docks, and boards on B and C docks for replacing
 - c. Board approved to order pedestals for 2023 for dock C (4 total)
 - d. Ordering “warning gator” sign to put around lagoons and well as getting signs for each boat slip with owner name on it.
4. Money received from owners in Dec and January on the special assessment, will go toward paying down the principle.
5. Discussed adding a speed limit sign on Pipers Pond area and its location. Also adding signs about the gators in lagoons.
6. Discussed how to improve positivity in the community and having more volunteers to help on with community events and cleanup.
7. Discussed pros and cons about the annual meeting and the residence feedback.
8. The December Board meeting will be held Dec. 12th due to the Holidays.

Adjourned: 11:10 pm.