

## Causton Bluff Meeting Minutes

November 11, 2024

Call to order: 9:32 am

Attendees: Susan Brinkley, Jim Lanier, Will Schubert, Joel Moore, Chandler Kinsey, Chris Yarbrough

Other Attendees: Brandy Waters

Minutes approved: Motion to approve October minutes. Approved

### Financials:

- Chandler sent the new reconciliation that also included the CD's that the association purchased.
- Chandler suggested the new pool lift station expense should be put back into operating from reserves.
- Doug Bean Signs invoices for \$6,318 will be reimbursed back into operating from reserves because this was a reserve item budgeted for 2024.
- All Terracon expenses are paid out of reserves.
- There are taxes that Common paid for Cottages and currently those figures are being worked out. Those monies need to go back to Common from reserves because it was a reserve item from last year.
- Chandler suggested an allowance for bad debt. The CPA disagrees.
- Cottages are beginning to accumulate a fair amount of cash. Chandler suggested turning the ICS roof cash into a CD.

### Committee Reports:

#### Cottage:

- The roof blowing was not able to be completed due to so much saturation. They will return to complete.

#### Harbor:

- Pedestals have been checked and Brandy is waiting for the quote for repairs from Rushing Electric.
- The work at the end of B dock has been completed.
- Beason will complete a survey of the Harbor before the end of the year.
- The Board is aware of the king tides. They are communicating with the engineers and discussing ongoing maintenance.

### Updates:

- Brandy met with a contractor regarding the list of fences that need to be repaired or replaced. If a fence needs to be repaired, all vegetation needs to be removed before the repair.
- The fee/fine schedule letter was sent to all homeowners.
- The release was signed for 21 Pipers Pond. A refund is being issued of the amount that was charged for the gate repairs in the amount of \$345.
- The Board had a meeting regarding Board positions. Motion to approve the meeting minutes from that meeting. Approved.
- The Board has spoken with architects and pool companies to come up with the best use of the Gazebo and Pool area.
- The association received a new Atlantic Waste contract. Susan and Brandy will set up a face-to-face meeting with Atlantic Waste to discuss the contract and issues that continue to arise weekly.
- Brandy provided Nick Grassi a list of homes that need their roofs inspected and repaired. Brandy will contact Nick again to check on Grassi's delayed response times.
- The Board is considering having Santa on Saturday, December 14<sup>th</sup>.

Motion to adjourn 11:30 am