

CAUSTON BLUFF HOMEOWNERS ASSOCIATION MEETING MINUTES

OCTOBER 27, 2016

47 SASSAFRAS TRAIL SAVANNAH, GEORGIA 31404

DIRECTORS PRESENT:

Hollie White, President

Joellen Cooper-Pyles, Vice President

Palma Adkins, Treasurer

Lori Blass, Secretary

DIRECTORS NOT PRESENT:

Morgan Derst, Member at Large

GUESTS:

Sally Hall

Al Kritter

Janice Rossiter

Ashley Peto

Justin Morris

Hollie White called the meeting to order at 2:00p.m.

Approval of September meeting minutes were approved by the Board.

Finance Report::

Sally Hall presented the 2017 proposed budget to the Board for review and approval. Premier Management discussed their proposal of a dollar per door increase. After discussion with the Board, a motion was made.

Joellen Cooper-Pyles made a motion to accept the dollar per door increase. Lori Blass seconded the motion. The motion to approve was unanimous. The Board discussed the proposal of separating Cottage and Common Management. Premier Management would interact with the Cottage Steering committee headed by Sheri Estes. The Board addressed with Sally Hall that a Cottage Finance Committee would be necessary and the current Finance Committee would work to transition the newly formed Cottage Finance Committee for preparation of the 2018 Budget. Al Kritter commented that a Cottage Finance Committee should be formed or that the Cottages would have to hire and pay to have someone do the annual budget. The Board of Directors agreed the separation will be done in accordance with the Master Covenants and Declarations. It was also stated that the harbor budget would go down \$10.00 for 2017. Joellen Cooper-Pyles asked Al Kritter about dock slip maintenance. Al reported that Dock C had very unsafe and unstable fingers. He further remarked that the tide surge during hurricane Mathew was 13.5 feet. Al stated if the surge were another foot higher Causton Bluff would have lost docks. Docks B & C had already been repaired prior to the storm. Janice Rossiter explained

that the method of dues payments would be going to one check and she would put out a letter to the community.

Joellen Cooper-Pyles made a motion to approve the 2017 budget. Palma Adkins seconded the motion. The Board voted unanimously to approve the 2017 budget.

Maintenance Report:

According to Sally Hall, roof vents were added to the cottage budget. Ashley Peto discussed roof cleaning routine with the Board and the change from semi annual to quarterly. Premier also discussed, based upon getting quotes, that there would be two landscape contractors in Causton Bluff. Davis would be maintaining all of the common areas and Lawnscape would maintain the Cottages. This would be effective January 1, 2017.

The Board discussed the need to have speed bumps placed in strategic areas within the community. It was agreed that this would be further discussed in upcoming Board meetings. Premier reported that 6 roofs were damaged in the hurricane. These roofs were the 6 out of the 10 roofs that had not been replaced. Ashley discussed CEMA and debris pick up. According to Ashley, the county had not responded as to why the paperwork submitted for the debris pick up had not been approved and returned by the county attorney. Ashley stated that Davis would be picking up small debris.

Lori Blass made a motion to hold off removing fallen trees from the lagoon at this time due to inflated tree removal prices as a result of the hurricane. Joellen Cooper-Pyles seconded the motion. The Board vote unanimously on the motion.

Joellen brought it to the Board's attention that a homeowner on St. Augustine asked that the common fence behind his unit be replaced due to unstable areas. Sally Hall said she would have Greg Hall look at the fence. Ashley stated that Brian McCarthy saved pilings to use for a fence at the harbor roundabout.

Welcome Committee:

Ashley Peto reported that the community get together was postponed until next year due to the damage from the hurricane within Causton Bluff.

ASC Bartow:

Tree removal was discussed.

ASC Cottage:

Hurricane damage was discussed.

Lagoon Committee:

An update was given as to making a presentation on the lagoon/dyke project at the annual meeting.

Old Business:

The Board discussed a letter from a homeowner in reference to dredging and how the matter had been addressed legally.

Issues with under age golf cart drivers was discussed with the Board. The Board agreed to discuss this matter at the annual meeting.

New Business:

Palma Adkins read an update from Brian McCarthy concerning erosion from the hurricane in reference to the planting on the dyke. Premier discussed that the new homeowner's directory would be done by street names.

Meeting adjourned at 4:30.

Annual Owners Meeting to be held on November 10, 2016 at the Frank Murray Center .

Minutes respectfully taken by Lori Blass.