

Causton Bluff Board Meeting Minutes
August 21st, 2023

Call to Order: by Susan Brinkley at 9:33 AM

Board Members Present: Susan Brinkley, Steve Miller, Will Schubert, Joel Moore
Others Present: Cindy Miller (Finance Committee), Selina Brown, Amanda Mabry and Alan Roberds (Keystone Association Managers)

Financial Review: July

Account balances are reflected below:

Causton Bluff Owners Association

Operating Cash:	\$ 68,694.67
Reserve Cash:	\$ 39,784.73
Reserve ICS:	\$ 56,324.20
Reserves CD funds:	\$150,000.00
Total_____	\$ 314,803.60

Cottages at Causton Bluff

Operating Cash:	\$ 44,192.69
Reserve Cash:	\$ 28,376.96
Reserves Roof ICS:	\$ 25,584.43
Reserves ICS- General:	\$ 4,980.53
Reserves CD funds:	\$ 907,000.00
Total_____	\$ 1,010,134.61

Causton Bluff Harbor

Operating Cash:	\$ 60,025.03
Reserve Cash:	\$ 21,873.71
Reserves ICS:	\$ 65,679.20
Total_____	\$ 147,577.94

1. Cottages:
 - a. 5 Pipers Pond foreclosure is moving forward, but no date has been set.
 - b. Stucco paint follows the Reserve Study timeline and the life expectancy.
2. ASC:
3. Harbor:
 - a. All owners have turned in their insurance and registration to Keystone for any boat in their slips.
 - b. Cross beam repairs and boardwalk replacement were approved and scheduled to be replaced in September. Harbor owners will be notified of the dates.
 - c. Premier Landscaping rewrapped sandbags along the dike to prevent erosion.
 - d. The Board approved Terracon's updated contract regarding Dike upkeep. (Al, second in favor.)
4. Common:
 - a. The new Covenants passed on the second covenant meeting on August 17th. The Board signed New Covenants the next day and the Attorney filed in County Court. Keystone will share with owners on their portals and on the Causton Bluff website.
 - b. Asphalt for the curb and paving at the harbor and pool entrance area was completed.
 - c. Contractor to provide a schedule once verifying material availability.
 - d. Zulu's final payment continues to be held till Terracon verifies the job is complete. Terracon shared the next steps with the Board to get the job completed. The work permit has been obtained, and Zulu is meeting with Terracon at the site to discuss the final steps.
 - e. Keystone met with the first engineering company to inspect any structural issues in the pool. Keystone will contact another company for a second opinion and the Board will review the results.
 - f. The Board discussed forming a "Welcome Committee" and the packet for new homeowners.
 - g. Coastal Pool Management sent a description of the algae in the pool to explain that it is not harmful.
 - h. The Board shared future pool/gazebo area improvement drawings. The board will get bids.
 - i. The GDOT refreshed the lane markings and the white "stop" line when exiting Causton Bluff.
 - j. The Board proposed a Town Hall Meeting for next month. Owners will be notified once the date is confirmed.

Adjourned: 11:38 AM