

## Causton Bluff Meeting Minutes

May 20, 2024

Call to order: 9:36am

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

Other Attendees: Brandy Waters

Minutes approved: Motion (Jim) to approve April minutes. Second (Chris) Approved

Financials:

- Discussion of the CD's being in good standing. The statement on new CD's will arrive in May.
- Cottage doors were paid out of reserve, Oceanna is putting the money back into reserves.
- Pool repair is not part of the reserve funds and will be corrected.
- Still needing the invoice for the dock correction.
- Delinquency reports are fabulous, thank you to Brandy and Keystone. One unnamed homeowner has a hospitalizations event, and we are hoping it doesn't cause delinquency.

### **Committee Reports:**

Cottages:

- Work Order at 51 Sassafras for stucco issues \$7,800.00 Proposal for repairs. Carter states that the HOA may not be responsible for all the repairs. Homeowners have been made aware. Brandy will request Carter to give a breakdown of the proposal, allowing Susan to review and then share with the homeowner.
- Tree trimming can be scheduled, Joel and Selina have reviewed the community and listed HO responsibility and HOA responsibility. Brandy will get Herrington to give a quote.
- Tree or bush on the house 2 St. Aug Bend and one between 9-11 St. Aug Bend. Get the landscapers to review all and get all bushes from the stucco.
- 26 Pipers clean up needed, it is at the end of the road and not to be forgotten, Brandy please remind Lawnsapes.

Harbor:

- Invoices for dock repairs are still needed, Brandy will stay on top of it.
- Cross beam repair status.
- Money reserved for trees, common area is 9,000.00 and Cottages is 7,000.00. Historically held off until near the end of the year (Dec) to be exact, getting us past hurricane season.
- 2 Pipers Pond, seawall rotting board homeowner pressure washed all but board in question. Is that rotting board is HOA responsibility or homeowner. The homes between 1-4 the homeowners made a modification. We will gather and walk around the property for a review of whether there are indicators of variance from the original seawall. We do not want to make corrections through the HOA thus opening us up to owning all seawall repairs if it is in fact homeowner responsibility.

- Harbor and Lagoon, a couple of pilling's are missing the top white caps.
- B Dock has irrigation issue, Water utility and management was to have gone out to check.
- Dike needs 3-4 inches of dirt to bring the elevation back up.
- Terracon sent a "supplement to agreement-change of services and fee." Increase the nationwide permitting 7,00.00 to 9,050.00, increase Dept of natural resources from 2,500.00 to 5,000.00 leaving a 5,000.00 increase. Do we pay these through the reserve?

#### ARC:

- 12 pipers sent to Amanda an ARC application, time lapsed, and HO assumed approval from the silence and then time lapsed again passed the permitted approval work time scope, yet the work was not completed passed the 60 days. Then Joel requested the homeowner to resubmit for the ARC approval, and it was approved. The homeowner extended an area that was not approved, and a stop work order was presented through the attorney. No county permit was issued, and a county stop work order was issued. The sidewalk area had an extended coverage area with skylight bubbles rising. The homeowner was out of town and Joel was talking to the electrician.
- Brandy – ask Margaret, when things are altered is there a way to make permanent record HOA is not responsible? A discussion of what to put in the welcome packet that addresses this is needed.
- Discussion of a fee schedule being done by a percentage of the job cost. There is no schedule for when fines will be issued at this time. One needs to be established.
- Website design is being updated but it is outdated and needs to be redesigned.
- The gate is not repaired, Brandy will check on it, Coastal Empire states the repair is done. An invoice has come in, but the repairs are not correct they do not line up. We need better communication of repair that was made. Caps on the gate are different and need to be the same.
- 5 Pipers, a 10,000.00 check has been received from MacKinnon, and put in common account. Must be split percentage wise to common and cottage. Brandy will get this done through Oceanna.
- Lawsuit update, Will attend 9:30 am 06.13.2024 at mediation center. Susan will be attending via zoom. Lawsuit filed for Pain and suffering, medical expenses of approximately \$100,000.00, asking a million dollars from the insurance company. Attorney's and Board would like to see jury trial, but the HOA insurance adjusters make that decision. Our insurance company is defending it.
- Consolidated Plumbing, met with Will, Brandy and Susan to suggest that we replace the pump at a rate of approximately \$12,500.00 and they state we have no warranty in place. Margaret will need to send a letter requesting a detailed breakdown of the repair invoices that have been paid and hold them accountable.
- PlumbPro met with Jim, Susan, and Brandy and showed that one of the pumps is original and he is not sure that the newest one is a new pump. Dual pump system, grinding and secondary sump pump. The main grinding pump is failing and needs to be replaced. Will, Susan and Jim monitor the lift station light and pump if needed. Will is checking with Hutson plumbing to get a quote.
- ARC meeting about gate house remodel. Saturday or Sunday is best to meet up there.
- Will and Susan met with Craig and distributed rough plan proposal for pool remodel. Discussed the details of how the project could cause new building codes to be enforceable. A fireplace feature, zero entry point, 5-foot depth at max.
- A resident on Bartow can now be seen from the road, too much shrub/tree growth is being removed. Going to need to have a berm and larger plants like 44 Sassafras.

- A letter received from 34 Sassafras about what was cleaned out is now allowing her to see lights. Although the items removed were approved.

Motion to adjourn 12:08 pm