

Causton Bluff Board Meeting Minutes
May 16th, 2022

Call to Order: by Susan Brinkley at 9:41 AM

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

Need minutes from April meeting for review.

Financial Review: report corrected for boat slips reserve to match balance sheet with the following

Account balances reflected below:

Causton Bluff Owners Association

Operating Cash: \$47,238.96
Reserve Cash: \$ 68,371.89
Reserve ICS: \$ 195,832.70
Truist Money Market \$133,122.51
Truist Operating Acct \$ 73,178.82
Total **\$ 517,744.88**

Cottages at Causton Bluff

Operating Cash: \$ 48,150.98
Reserve Cash: \$ 25,151.80
Reserves Roof ICS: \$ 680,487.70
Reserves ICS- General \$64,840.96
Total **\$ 818,703.45**

Causton Bluff Harbor

Operating Cash: \$ 28,646.76
Reserve Cash: \$ 11,966.40
Reserves ICS: \$ 65,492.67
Total **\$ 106,105.83**

Unfinished Business:

1. Pool Project nearing completion (will review work and waiting a punch list) and the pool will open this month.
2. Reviewing the survey monkey results.
3. Cottages:
 - a. Ask neighbors to volunteer to wash off mailboxes on each street.
 - b. Will review Home Team Inspections of all Cottages homes this month.
4. ASC:
 - a. 51 Sassafras- ASC investigated the holes and HOA is not responsible for filling in the holes in the retaining wall.

- b. 2 Bartow lot is for sale, instead of building on it.
5. Harbor:
- a. Keystone receiving current boat insurance from harbor slips owners.
 - b. HOA will budget to replace pedestals on Dock C 2023
 - c. Dock A cross beam needs replaced and dock B handrail needs replaced.
 - d. Manatee signs have been ordered for the dock.
 - e. The Dredging company has marked their anchors for boats that come and go from Harbor. They are waiting on parts to finish the job.
 - f. 2 new floating docks requested to be built on the harbor.
6. Geep sent in quote to board to start Bulkhead project.
7. Ordered “children at play” sign at Bartow on light post
8. Speed limit signs will be pressured wash throughout the neighborhood.
9. Planting no maintenance plants/greenery on Harbor Hill \$5,000.00 budget
10. Josh (coastal empire) reviewing the accidents the gate and discuss options on adding more caution for gate when is closing. Josh is sending options to Board to review. Discussed how gate attendants operate the gate and what buttons to press to keep gate open or any malfunctions.
11. Went over process of when the construction deposit should be collected in building request come in.
12. The guard house will get a new lock installed
13. Board discussing possible gate fees for vendor access into the neighborhood.

Adjourned: 12:00 pm.