

Causton Bluff Meeting Minutes

June 17, 2024

Call to order: 9:30am

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

Other Attendees: Brandy Waters, Will Schubert (by phone)

Minutes approved: Motion to approve May minutes. Approved

Financials:

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- Discussion regarding reserve study. Cindy Miller was in communication with the reserve advisor. Susan will review the emails from July 2023 and get an update.
- \$16,068.00 is reserved for the gatehouse refurbishment. Would it be possible to move that money to next year and cluster the projects?
- The pool renovation and gatehouse renovation are to be done consecutively so the same vendor can be used for both providing continuity.
- The lift station needs to be done immediately.
- Working on getting solid plans for the pool so we can start the bidding process and start construction at the end of the 2024 pool season.
- Curb and roads by the entrance will not be addressed until the bridge and road work is completed.
- A budget committee needs to be formed to be prepared for the 2025 annual budget. Discussed candidates to help with this committee. The Board of Directors and Chandler agree that Francine Knox or Selina Brown along with the treasurer chair.

Committee Reports:

Cottage:

- Tree trimming is scheduled in June; Joel and Selina provided the list keeping payment within the budgeted amount of \$7,000.00 leaving a reserved amount for post-hurricane season.
- Stucco repairs are having a color match issue. All areas are affected differently due to sun fade. In the future a change to updated color that is less affected by sun fade and more current would be a good option, but the funding would have to be worked through.
- We need to produce the number of what was the original square foot of roofing in the cottages, the HOA should not pay for repairs or maintenance on additions to roofs.

- Damage caused by tree limbs on houses from wind/storms is the homeowner's responsibility. Will had a call from 36 Sass about a limb down. Grassi roofing was on site to correct the damage.
- 7 Sass has a sign out by the street in the flower bed. Anything in flower beds has been permitted in the past by a previous manager.

Common:

- Tree trimming is scheduled in June, Joel and Selina provided the list keeping payment within the budgeted amount of \$9,000.00 leaving a reserved amount for post-hurricane season.

Harbor:

- Crossbeam repairs are still in progress.

ASC:

- We still need accountability plus fees assigned to the homeowners who are not complying with the ASC guidelines.
- Clear and concise letters are needed, moving forward there will need to be continuity in Causton Bluff.
The tone of the letter needs to be, fabulous community with covenants in place to protect the values of properties and it is vital that we all adhere. The welcome letter should reflect our values. Some of the concerns: generator in front yards, a/c fencing 2' tall with 4' a/c unit inside, trash cans in visual sight from the road, color adherence.
- 12 Pipers Pond needs a letter and an ASC request to get approval. A deposit is needed for ASC requests and once completed, and inspection has been completed then the deposit is returned.
- 8 Pipers Pond needs a letter and fine for non-compliance from Margaret. Provide all correspondence and ask for guidance for a reasonable time limit and fine. This is one of the newer deck/porch rebuild and the owner has not complied with the ASC guidelines of approved color on railings.

Updates:

- 5 Pipers \$10,000.00 check received and distributed correctly.
- The pool renovation design is still being worked on. Susan met with Craig 2 weeks ago and will follow up for a final design.
- 3 Young girls came through the gate with a dog and swam in the pool. While backtracking to discover who the girls were to be was identified that the code used for them to gain access had been used 50+ times in just a few days, even throughout the night past midnight. That code has since been deactivated.
- Discussion with Janice to get the past homeowner codes deactivated. She will send to Brandy for removal.
- Lift station - Will spoke with Hutson Plumbing. Jim has gotten verbal pricing for the dig-up project. Consolidated never gave us a serial number to check for warranty but none was given. We are questioning whether the pump that was put in was new.

- Hutson gave Will a verbal price of 25k-30k using the same drum/tank, but totally rebuild it with a new top and, a new electric box with two pumps. Let Hutson know if you want a written estimate to review. Greg Barfield gave a verbal for 42k self-contained two motors with a full rebuild.
- The utilities department is going to dig up the water main in the back near B dock. It may affect the possibility of grading. Technology has changed with the lift stations and ease of use during repairs.
- Hutson and Barfield indicated that the pump does not appear to be a new one. Highly encourage Margaret to send a strong letter asking for specific information.
- Can we get a detailed proposal from both Hutson and Barfield to compare and investigate the fencing costs? Then get it to Margaret so she can use those details for leverage. Currently, we are pumping out 6-10 minutes daily.
- The ice maker is making large sheets of ice and will not break apart. Brandy will call for service.
- 21 Pipers Pond came to the Keystone office to review the video of hitting the gate. The homeowner stated that he believed the gate was malfunctioning. It is apparent on the video that the driver proceeded to drive through the gate when the gate was closing from previous cars that passed through. The video showed the exit gate working properly, opening and closing after cars would exit. It appears the homeowner tried to beat the gate before it closed and ended up hitting the gate causing damage to the gate. The owner requested Brandy to save video footage, unfortunately, the footage had already been recorded over since the event happened in April and the request was made in June.
- 8 St Augustine called to say that the call box code did not work on Father's Day. The homeowner was using the generic code that we deactivated after the guests were caught swimming in the pool. We are not giving out codes for people to use. Visitors are to contact the owner they are visiting to open the gate for them after hours. Owners can get as many RFIDs as needed but homeowners are charged for them.
- Savannah News Press is leaving a newspaper outside the gate on the weekends. Brandy called them to update the code that should be used.

Motion to adjourn 12:08 pm