

CAUSTON BLUFF HOMEOWNERS ASSOCIATION MEETING MINUTES
AUGUST 24, 2016
47 SASSAFRAS TRAIL, SAVANNAH, GEORGIA 31404

DIRECTORS PRESENT:

Hollie White, President
Joellen Cooper-Pyles, Vice President
Palma Adkins, Treasurer
Morgan Derst, Member at Large
Lori Blass, Secretary

GUESTS:

Sally Hall
Janice Rossiter
Ashley Peto
Justin Morris

Hollie White called the meeting to order at 3:35

June 2016 and July 2016 Minutes were approved.

FINANCIAL REPORTS:

Janice Rossiter gave the Board an explanation of the assessment and credits to date. Lori Blass made a motion to send out the checks to owners due a credit. Joellen Cooper-Pyles seconded the motion. It was unanimously approved by the Board of Directors.

The Board and Premier discussed the few owners whose assessment had not been received and the follow up with those owners.

Sally Hall made a recommendation that the Cottages form their own Finance Committee. She felt it is time for the Cottage owners to take responsibility for the Cottage budget.

MAINTENANCE:

DNR permitting for Pipers Pond bulkhead work was discussed. The permit has been applied for and is on the way. The Board discussed the enormous gutter issue in Causton Bluff and the effect it has had on erosion of many properties in Causton Bluff. The Board discussed the fact that many gutter systems were not functioning effectively, and the many owners who have erosion problems caused by faulty gutter systems or lack of gutters. Joellen discussed the need to put a routine system in place to properly manage erosion and drainage diversion in the Cottages. She further stated that all erosion problems must be addressed and reviewed for gutter issues. There was discussion that if erosion issues would have been addressed sooner that the community may not have had issues such as 1 Pipers Pond. The Board further discussed the need for inspection of Cottage owner's decks due to many that have been found

to be in disrepair due to lack of maintenance or out of compliance with deck standards. The Board instructed Premier to inspect the Cottage decks for maintenance and compliance issues.

LANDSCAPE COMMITTEE:

The Board discussed working with the Landscape Committee's proposal. The Board discussed each line item and felt it necessary to put most on hold. The Board deemed it prudent not to do anything to the front entrance until the bridge project commences. There is not a start date at this time. The Board also discussed that we voted in a prior BOD meeting to delete the second pine straw installation. A motion was made by Lori Blass to install rip rap in the Sassafras ravine and to clear the area in the ravine. Palma Adkins seconded the motion. It was unanimously approved by the Board. The Board rejected Davis Landscapes initial Sassafras ravine project quote.

ASC BARTOW:

The Board questioned and discussed that construction was to commence soon on an owner's lot.

ASC COTTAGE:

Once again the Board discussed the need to have Premier inspect cottage decks.

HARBOR:

It was discussed that the Harbor Committee is still looking for a spoil site. The Board discussed the upcoming repair of pilings.

ACT:

Morgan Derst discussed that the new decal information would be presented at the upcoming annual meeting. Ashley Peto stated relative to changing the speed limit in Causton Bluff that the Department of Transportation has to permit any speed change. Sally Hall requested there be a uniform look for all community signage. Joellen remarked that the pedestrian only sign for the dyke area is to be constructed of wood and not metal. Ashley Peto informed the Board that 17 golf carts had been registered. It was discussed that ACT volunteers would assist owners in removing old vehicle decals and applying the new decals.

LAGOON COMMITTEE:

An update of the lagoon by email was provided by Brian McCarthy. He stated that the "as built" survey had been completed. He further discussed the landscape project plantings and maintenance of the dyke and what was required by the DNR.

OLD BUSINESS:

It was discussed by the Board that some homeowners were asking about their yards relative to any damage that may have occurred prior to the dyke project. Ashley stated that she informed owners that nothing at this point would be done until the dyke repair is complete. Wake signage was addressed and the need to add it to the budget as a line item. The Board discussed

the roofs that were not replaced and directed Premier to send out letters to those owners of the upcoming plans to replace their roofs. Elba Island was discussed. Joellen stated that there is construction activity on Elba Island.

NEW BUSINESS:

The annual owner's meeting agenda was discussed by the Board.

EXECUTIVE SESSION:

HOA vs HOMEOWNER responsibilities was discussed by the Board.

Issues with golf carts.

Updating the welcome packet.

Next Board of Directors meeting will be held on September 22, 2016.

Meeting adjourned at 6p.m.

Minutes respectfully taken by Lori Blass, Secretary.