

Causton Bluff Owners' Association, Inc.
Semi-Annual Owners' Meeting
Monday, April 25, 2016
Frank G. Murray Community Center
DRAFT

Welcome-JoEllen Piles, Vice-President

- Annual Meeting called to order at 6:32 PM. Introduced board. There is a quorum. Please raise your hand to be recognized and introduce yourself and where you live. The Officers were introduced.

Report on Dikes and Lagoons-Kris Brenard

- The end is in sight.
- Twenty plus months of work.
- Permits have been obtained and we are in the process of effecting actual repairs.
- Contractor will be back on job on 4-27-16.
- Can only work during low tide, so may go through August/September. Inspections are necessary. Two years of compliance measures after that.
- Questions from Floor: How will this be paid for? Kris will defer to the Board. A special assessment is going out.
- Pine trees? Vegetation? Is that coming down? Some areas are being trimmed. Some can't be touched.
- Equipment, property damage? We will look at that as things happen.

Reminder about ARB Forms and Fines

- Covenants are on web site HOA@CaustonBluff.com
- What is timeline for ARB? Thirty days for Cottages and you should have heard back.
- Who is on the ARB for Cottages? Four people listed.

Presentation of 2016 Budget-Sally Hall, Finance Committee

- Common Operating- \$187 for amenities-increase was from reserve
- Cottages-\$207-making capital improvements with stucco
- Harbor-\$34 basically stayed the same.
- Includes what should be done to maintain community
- Ashley came up to talk about painting process with stucco
- Checker-boarding is an issue. Whole homes are needing to be done.
- Report any issues to Premier so that they can have problems addressed with Landscaping Company
- Question from Floor: I have a lot of mold? They pressure wash before they paint.
- There is a line item in operating for roof issues.

- Sally Hall asked that an email be sent to remind Finance committee to place item in next year's budget.
- Any other line item questions?
- Commons Landscaping-1200-6 beds-80 per month
- Asking for motion that budget be approved and carried.
- There was a motion. It was approved.
- Then a question from the floor about the membership getting to vote.
- Board explained that there is not a vote. This is an open meeting to ask questions about the increase in amenities and budget.
- It was further explained by the Board that the Amenities are a charge imposed to the homeowners which are meant to take care of those items which covenants indicate owners are responsible for.
- Current update on Reserve Totals:
- Common-\$59,086.00
- Harbor \$176,324.49
- Cottages \$75,283.61 and roof reserve \$262,618.00
- Does everyone understand the assessment? 3077
- Ninety per month for Cottages-going into the reserve was an additional \$64,000
- We didn't collect starting back in January so the number is skewed
- The majority is five line items
- Repairs to slips will be maintained by slip owners
- Lagoons are common expense.

Ga Power wanted an easement to move their poles .29 miles. It was 8 poles. We asked for \$30,000 dollars. They agreed to \$10,000, but it is not signed yet. No appearance changes. Front gate may change due to DOT wanting an easement up near front near gate. Elba Island project is not approved by Ferc yet. Community Meeting on May 2nd-here at this Center.

Other Business/Questions & Answers

Slow Down in neighborhood.

Meeting adjourned at 7:46 PM.

Minutes respectfully submitted by Kathleen Mahoney Taylor
1st day of June, 2016