

Causton Bluff Board Meeting Minutes
March 21st, 2023

Call to Order: by Susan Brinkley at 9:36 AM

Present were: Susan Brinkley, Joel Moore, Steve Miller, Al Parnell and Cindy Miller and Amanda Mabry and Alan Roberds (from Keystone)

Financial Review: February

Account balances reflected below:

Causton Bluff Owners Association

Operating Cash:	\$ 58,484.40
Reserve Cash:	\$ 41,772.26
Truist Money Market	\$ 190.05
Reserve ICS:	\$ 166,224.70
Total	\$ 266,671.41

Cottages at Causton Bluff

Operating Cash:	\$43,122.93
Reserve Cash:	\$101,410.99
Reserves Roof ICS:	\$ 744,179.40
Reserves ICS- General	\$ 64,957.50
Total	\$ 953,670.82

Causton Bluff Harbor

Operating Cash:	\$ 40,308.02
Reserve Cash:	\$ 15,611.74
Reserves ICS:	\$ 65,610.44
Total	\$121,530.20

1. Cottages:
 - a. Stucco vendor repaired stucco items from home inspections.
 - b. 30 Bartow was sent a demand letter by attorney for not paying the special assessment. Owner will be charged for fees and interests.
 - c. 5 Pipers Pond foreclosure is moving forward, but no date yet.
2. ASC:
3. Harbor:
 - a. Signs for each dock slip send to Will/Brett to approve.
 - b. New supports for the electrical panels installed.
4. Common:
 - a. Board accepted patch work was correct in the road at Bartow.
 - b. Scheduling a covenant meeting at the end of April and deciding on location.
 - c. More sandbags are needed along the dike to help erosion.
 - d. Zulu final payment continues to be held till Terracon verifies job is complete.
 - e. Updated financials and corrections sent to reserves company, waiting on final revisions.
 - f. New speed limit signs, children at play and gator signs will be put up by Board members and volunteers. As well as a few news posts for the signs.
 - g. Board had a special meeting with Keystone about interests rates for the reserve account.
 - h. Pool leak detection was made and Coastal Pool gave results and contacting Diamond Pools for warranty.

Adjourned: 10:54 AM.