

**Causton Bluff Board Meeting Minutes**  
**September 21, 2020**

Call to Order: by David Knox at 9:34 AM

Present were: David Knox, Selina Brown, Susan Brinkley, Don Reinke, Jodi Harstine (from MSM), Al Parnell.

Minutes from August 19<sup>th</sup> meeting approved unanimously.

Financial Review- No questions. Account balances reflected below:

***Causton Bluff Owners Association***

Operating Cash: \$ 100,382.88  
Reserve Cash: \$ 40,252.33  
Reserve ICS: \$ 165,335.58  
BB&T Money Market \$ 79,385.10  
BB&T Operating Account \$ 193.14

***Cottages at Causton Bluff***

Operating Cash: \$ 18,252.40  
Reserve Cash: \$ 42,523.50  
Reserves Roof ICS: \$ 558,024.42  
Reserves ICS- General: \$ 80,115.26

***Causton Bluff Harbor***

Operating Cash: \$ 9,299.86  
Reserve Cash: \$ 12,407.31  
Reserves ICS: \$ 100,214.48  
Totals: Alliance Accounts: \$223,118.28  
ICS Accounts: \$ 903,689.74

**Committee Reports**

1. Cottages- The CSC has determined there will be no screen repairs or replacements by the HOA. Also reiterated that additions to homes that are not original construction will not be maintained by the HOA. Working to update the Opt Out letter for the New Year.
2. Harbor/Lagoon- Brian McCarthy has resigned as harbor master as soon as we find a replacement. Electrical repairs awaiting pricing.
3. ASC- Home approved to begin construction at 11 Bartow Point Drive, a cottage owner adding decking behind home.
4. Financial- nothing additional to report.

**Unfinished Business:**

1. Hearing set for owner that has not provided proof of insurance and registration.
2. Bulkhead- DNR is not responsive when engineer is trying to get an update.

3. Camera's & Comcast- Jodi to bring copies of all camera proposals received.
4. Harbor Dredging- The property commission, a part of DNR, has returned to Causton Bluff that they are in need of a new appraisal of the spoil site costing an additional \$5,000 and taking 30-45 days. Decision pending conversations with Mike DeMell.
5. Covenant Revisions- still awaiting draft from Margaret Clark.
6. Newsletter- Email blast suggestions: send notice to owners to not use the walking path for Golf carts. Homeowners reporting loud, disruptive behavior of cart drives as well as damage to sprinklers due to lack of caution to stay on the path.
7. Sprinklers with well- Status from Ricky. Verify what will be completed in the next month.
8. Sidewalk repair to harbor from Bartow Point- Platinum Paving proposal Motion to approve by Selina with 2<sup>nd</sup> by Steve, unanimously approved. Funds from reimbursement of tax payments will be used for this project.

#### New Business

1. Pool deck resurfacing: Jodi to seek out additional bids prior to the board making a decision
2. Pool deck discussion: repairs made 2 years ago was for a sealant and not the reapplication of the cool decking as previously explained.
3. Concerns have been raised regarding the potential sinking of the dike as well as the tide rolling over. Jodi to request information from Environmental Services regarding this and their suggestions.

Adjourned: 10:58 AM.