Causton Bluff Meeting Minutes
December 16, 2024

Call to order: 9:35 a.m.

Attendees: Susan Brinkley, Jim Lanier, Joel Moore, Chris Yarborough, Chandler Kinsey

Other Attendees: Brandy Waters

Minutes approved: Motion to approve November minutes. Approved

Financials:

- Chandler suggested using Sean with PELLICCIONE & ASSOCIATES to do the monthly reviews since he already completes the audit. Brandy spoke with Sean and he gave her an estimate for $250 (not to exceed) for the monthly reviews and no more than $150 to attend board meetings.
- Motion to approve using PELLICCIONE & ASSOCIATES. Approved.
- Chadler suggests after the annual meeting each year, look at the cash in reserves account and turn that into a CD to earn revenue.
- The budget for the cottages General Repair and Maintenance including stucco repairs was $5,700 but the association has spent $35,390 in stucco for 2024.
- Chandler suggested that the Board has a consolidated income statement every month.
- The association has paid $2,600 YTD for roof repairs.

Committee Reports:

Harbor:

- Beason did a survey on the harbor last week.
- All pedestals were checked. We are awaiting a quote for repairs.
- Brandy will check with Will Schubert on the status of the work at the end of B dock.
- Brandy will also check with Will about building up the area due to the King tides.
- A dock cart is missing. Brandy will send a reminder email to all homeowners that dock carts are to not be removed from the marina area.

Updates:

- Chandler has decided to resign from the financial committee.
- Nick Grassi sent quotes for 4 homes that need roof repairs. Brandy will contact Nick and ask if he wants to do the roof work for all open work orders. If not, the Board will consider contacting another roofer.
- The flagpole needs to be fixed as soon as possible. Chris Yarborough will do it the week after Christmas.
- Brandy and Susan met with Atlantic Waste, and they now have a person that they can contact as soon as a problem arises.

Motion to adjourn: 10:48 a.m.