

Causton Bluff Board Meeting Minutes

August 19, 2020

Call to Order: by David Knox at 9:33 AM

Present were: David Knox, Selina Brown, Susan Brinkley, Don Reinke, Jodi Harstine (from MSM) also, Homeowners present were: Sharon Morgan, Sylvia Severance, Kevin Cohen, Bruce Baker, Joel Homanksy, Al Parnell.

Please see below a summary of discussion and the BOD's response.

Regarding the request for the BOD to approve a "Bartow Point Residents Auxiliary". We would like to have a 6 month trial period of Mrs. Morgan taking concerns to Steve Miller who is a newly appointed BOD member living on Bartow Point. We hope that having more Bartow Point representation on the BOD will help address the issues being questioned.

Concerns were expressed about the irrigation of common grounds and the well system. Several years ago a prior BOD made the decision to stop all irrigation to common areas as the cost of water was apparently quite high. As a result of this action the common areas on Sassafras Trail, Piper's Pond, St Augustine Bend, Bartow Point Drive, Bartow Point Court, Ockstead Court and most of Causton Harbor Drive have fallen into disrepair. Until last year there was no strategic plan for improvement or plans for watering of these common areas. In 2019 the reserve study allowed this BOD to make much needed improvements including the area inside the gate, a small area at the pool/gazebo. At the end of 2019 we installed a deep well the intention of putting water on the areas mentioned above that have been untended for many years. It took SIX months (with weekly phone calls and then daily phone calls) to get the underground utilities marked so that we could start running and repairing irrigation lines, etc. The underground utilities were actually finished last week and the irrigation contractor started this week. It has been our plan to have irrigation on all of the Common Property in 2020 and 2021. The plan has been mentioned in a couple of newsletters that the irrigation will start closed to the well and move along Bartow and Causton Harbor drive and then into the balance of the common areas in the community as mentioned above. It is our plan to make landscape improvements following the irrigation improvements. As the deterioration happened over a period of time, it will take time for landscape improvements to be added and mature.

We received a request to install pine nugget instead of pine straw in the Island, common areas on Bartow Point as we were told this was the same cost. Upon further investigation, Pine straw is 11 Cents (\$0.11) per square foot. Mini Pine nuggets when purchased by cubic yard are \$2.07 per square foot. The board does not feel this was something we could add to the common budget without increasing monthly dues.

We have a safety issue at the gate with homeowners and guest speeding into our neighborhood. Our gate attendants have come close to being injured and on occasion literally had to jump out of the way speeding cars. There are vehicles without Causton Bluff stickers whose drivers refuse to stop for the gate attendant. One suggestion was speed bumps. The previous brick speed humps that were there have worn down and are costly to repair. These current speed bumps are designed to stop and roll. While these speed bumps have been met with mixed feelings, the board is willing to look at other options that may be lower. We will be looking into lower speed bump options instead of the current 3 in. We have already installed lower bumps at the exit side of the gate. While we would all appreciate every homeowner and every guest abiding by all of our community safety rules, this just hasn't been the case.

Regarding the comments and concerns on a camera system and cost associated with it: Cameras have been on the radar for several boards. We reviewed professional systems previously reviewed as well as newer options available to hopefully meet the safety needs of our community such as the ability to read license plates. We wanted a complete system that did not rely on homeowners to build or maintain. A decision was made to enter a marketing agreement with Comcast. This simply meant, if they asked whom do you use for Internet, we say Comcast. Individual homeowners still maintain the right to choose any vendor they wish. By having this marketing agreement, we were able to purchase this security equipment. This was a mid-price point system that we felt would meet our needs. We are reviewing the professional recommendations.

There was an expressed concern that the community is now \$750,000 in debt. \$750,000 is the maximum amount we anticipated for the Bulkhead and Dredging project. As these projects are not yet complete, the community has not drawn this amount and is therefore not in debt this amount. We set up the loan to cover this MAXIMUM if needed. The loan will ONLY be used for the total costs of these 2 projects. We do not anticipate using the maximum amount.

We received recommendations for 24/7 gate attendant coverage. It was presented to us the great concern for safety and security and many homeowners would want 24/7 gate security. We agreed to investigate and the annual cost associated with this would be \$131,564.16 annually to the common budget and \$66.85 monthly to each homeowner. The board believes this would have to be a decision made by the entire community.

Another homeowner has inquired and wishes to pay one lump sum for the their portion of the loan payment. Jodi has worked with this homeowner. The recommendation was also made to show a separate line item for the BB&T Loan information. This will be done.

After much thoughtful and meaningful dialogue, the board with guest agreed that timely email blast with information would prove more useful in transparent communication to the community.

Sincerely,
CB BOD

Due to time constraints the rest of the agenda was tabled and the Board went into executive session at 11:45 to handle financial and contractual matters and adjourned at 12:00.