

Causton Bluff Board Meeting Minutes
April 18, 2022

Call to Order: by Susan Brinkley at 9:26 AM

Present were: Susan Brinkley, Joel Moore, Will Schubert, Al Parnel, Steve Miller, Cynthia Miller and Alan Roberds and Amanda Mabry (from Keystone)

Need minutes from March meeting for review.

Financial Review: report corrected for boat slips reserve to match balance sheet with the following

Account balances reflected below:

Causton Bluff Owners Association

Operating Cash:	\$63,871.26
Reserve Cash:	\$24,138.67
Reserve ICS:	\$195,808.57
Truist Money Market	\$134,962.88
Truist Operating Acct	\$77,465.32
Total	\$496,246.70

Cottages at Causton Bluff

Operating Cash:	\$51,493.30
Reserve Cash:	\$18,660.66
Reserves Roof ICS:	\$ 674,417.66
Reserves ICS- General	\$64,832.98
Total	\$799,419.16

Causton Bluff Harbor

Operating Cash:	\$ 28,561.73
Reserve Cash:	\$ 15,527.73
Reserves ICS:	\$100,481.76
Total	\$144,571.22

Unfinished Business:

1. Bouy Brothers presented their proposal about the house being build on the lot to be turned or not.
2. Review pool project progress and recovering the pool furniture- mesh color is ivory
3. Cottages:
 - a. Ask neighbors to volunteer to wash off mailboxes on each street.
 - b. Home inspections finishing up this week, reports are being sent to Keystone for filing and review with Board once inspection complete.
4. ASC:
 - a. 51 Sassafras owner attended the portion of the meeting to present her request about tunnels in berm of her backyard. She wants to add plants, but worried about the holes in the berm and being liable for any possible issues on common ground.

ASC will investigate the holes and will have a vendor come out to show a report how to solve the holes. Will follow up next month to discuss possibilities.

5. Harbor:

- a. Reviewed Rushing Electric proposal for docks B and C. Rushing will replace only what necessary dock B& C at this time to fit in 2022 budget.
 - b. Dock A cross beam needs replaced and dock B hand rail needs replaced.
 - c. Manatee signs will be replaced with new.
 - d. Request all current and new boat owners to send in updated boat insurance to Keystone.
 - e. Discussed extra boat fee for boats that need more than 50amp for a boat. \$20 months.
 - f. Will Schubert is the liaison with all marina issues.
 - g. The Dredging company has marked their anchors for boats that come and go from Harbor.
6. Geep contacted Susan about how the estimate wants to be given for the bulk head
 7. Add “children at play” sign at Bartow on light post
 8. Speed limit signs need to be all pressured wash or replaced throughout the neighborhood.
 9. Planting no maintenance plants/greenery on Harbor Hill \$5,000.00 budget and have Nelson mark sprinkler’s location on the Hill.
 10. Possibly adding “allow gate to open all the way” type of sign before the exit gate.
 11. Mid-year meeting is scheduled for June 16th at 6 at the pool house.
 12. Keystone sending final proposal for Janice and discuss her role at a gate attendant.
 13. Leaves in the middle of Ockstead circle, Nelson needs to keep mulching and remove a few every time they service.
 14. Reviewed Dyke inspection report and repairing those issues found. Updating contract 2022 with same company.
 15. Gate Fees: Al presented his proposal to the rest of the Board. Board agreed on gate fees and setting up a special meeting to discuss the details and fees.

Adjourned: 11:47 pm.