

Causton Bluff Board Meeting Minutes
August 22, 2022

Call to Order: by Susan Brinkley at 9:42 AM

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

Financial Review:

Account balances reflected below:

Causton Bluff Owners Association

Operating Cash:	\$33,013.15
Reserve Cash:	\$60,232.39
Reserve ICS:	\$195,917.71
Truist Money Market	\$95,568.54
Truist Operating Acct	\$3,567.32
<u>Total</u>	\$388,299.11

Cottages at Causton Bluff

Operating Cash:	\$37,327.29
Reserve Cash:	\$47,823.06
Reserves Roof ICS:	\$699,324.92
Reserves ICS- General	\$ 64,869.07
<u>Total</u>	\$849,344.34

Causton Bluff Harbor

Operating Cash:	\$34,550.64
Reserve Cash:	\$14,719.42
Reserves ICS:	\$65,521.06
<u>Total</u>	\$114,791.12

1. Cottages:

- a. Blowing off roofs in end of August and blowing off guard house at same time, there is a special price to owners can pay separate from the HOA for soft washing the homes.
- b. Review Home Team Inspections of all Cottages homes and will have a list of stucco and roof items.

2. ASC:

- a. Board compiled a list of low limbs and will be responsible to cut and owners will be responsible for Crape Myrtle trees on own property.

3. Harbor:

- a. Slip fees will go up for 2023 with new insurance policy.
- b. Dredging has finished

- 4. New gate passes (RFID readers) will be available for all residents. Each homes will receive 2 passes and additional passes will go up in price with new system installation.
- 5. Reserve scheduled to come out to the community to give calculations.
- 6. 40 Sassafras has a new attorney working with HOA
- 7. Finance Committee meeting with Keystone to discuss 2023 budgets.
- 8. Majority of owners would rather have increasing dues vs the commercial gate fees and that will go in common -not causton reserves.
- 9. The new call box is waiting on part, Coastal has started the prep work for a quick install.
- 10. Went over covenants comments and will send out another version
- 11. Keystone will contact Water Utility Management to find out reactivation of water meters to Sassafras common area, St. Augustine, and Causton Harbor drive.
- 12. Islands Expressway Bridge project safety concerns are being addressed and will have flashing light installed and later stop light.
- 13. 7 Sassafras shallow well is being further discussed. Owner says well is installed but not being used.
- 14. Reviewed Insurance coverage for 2023.
- 15. Gathering pricing for an electronic announcement type board at front gate.

Adjourned: 12:21 pm.