



Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

01/13/2022 (Annual Meeting)

All board members are in attendance.

- The meeting was called to order by Dominick Gendusa at 6:07pm. Jason Hawkes a motion to adjourn the meeting. Rob Logan seconded. Passed unanimously.
- The meeting was called to order, once again, by Dominick Gendusa at 6:08pm.
- Dominick informed homeowners that some of the packets were missing the 4 questions of interest. Dominick read the questions to the homeowners and instructed them to write “Yes or No” on the bottom of their nomination form so that these can be reviewed.
 - 1. Should we increase security by adding more hours to the security guard?
 - 2. Should we add more cameras throughout the neighborhood?
 - 3. Are you in favor of increasing annual dues to add more security in the community?
 - 4. Collecting info for CD: Are you in favor of adding street lights in the community?
- Nominations were taken from the floor for Troy Phillips and John Crutchfield.
- Candidates for CPCA HOA Board positions gave their Bio’s (Jamie Lee, James Linn, Troy Phillips, and John Crutchfield).
- Rob Logan gave details about the 2022 Budget.
 - Rob Logan reviewed a question regarding a large expense that was misallocated in the budget. There was not \$9,755.00 spent on Christmas lighting.
 - Rob Logan informed the homeowners that the financial statements are available for them to view in PayHoa.
 - Rob Logan reviewed a question regarding an increase in pay for the Board Assistant. Rob informed the homeowners the Board Assistant did not receive an increase in pay. The extra expenses paid to the Board Assistant was for assisting with duties the Board was unable to complete.
 - Rob Logan asked the Homeowners if they had questions about the Budget, none were asked.
 - Dominick mentioned the Budget is forward looking. He reiterated to the homeowners they are welcome to attend the monthly board meetings to ask budget questions.
 - Dominick pointed out that a commitment has not been made for the purchase of kettle bells and dumb bells for Fitness Center equipment addition. A quote was received for these items last year and these items will be purchased.
- Ballots for CPCA HOA Board positions, and approval of the Budget for 2022 were collected for counting.
- Dominick gave an overview of 2021 and 2022 goals
 - Community Pool
 - Security system, key card extension, signage, and fencing was completed in 2021.
 - Community playground
 - Almost complete. Waiting delivery of a few pieces. The canopies should arrive next week. We are waiting on benches and picnic table. Fencing has begun.
 - Beautification project on Snowy Egret was completed.
 - Lawsuit has been finally been settled, costing the insurance company \$25,000-\$50,000.
 - The total number of liens is 1. Rob Logan has done a great job ensuring these are getting paid.
 - Hurricane IDA added costs for 24 hour security, clean up, and street sweeping.
 - Restriction/Compliance Issues-One major complaint was homeowners installing permanent flag poles. Dominick reiterated you can display an American Flag on a temporary flag pole.

- 2022 Goals Overview
 - Sourcing a new pool maintenance vendor.
 - Finishing playground.
 - Beautification Projects on Blue Wing Crescent, and Wild Iris. Beautification on Cypress Cove will be on hold until construction eases up.
 - A note will be made about pressure washing the signage in the neighborhood.
 - Continue to improve the financial position going into 2023.
 - A question was asked from a homeowner: “Why isn’t the Board Assistant voluntary like the Board Members and save \$5,700?” Jason Hawkes responded with “We have tried this in the past using an outside company, we have tried to take care of all these issues on a volunteer basis, which did not work out. The Board decided to bid out the Board Assistant position, to ensure this position would remain a paid position so that someone will be held responsible for record keeping, updating sales of homes and lots, and all other job responsibilities listed on the job description. When the Board changes, this position will continue to be available to make certain these tasks are taken care of, unlike in the past.”
 - A question was asked from a homeowner: “Is the Board Assistant able to tell me how many new properties are purchased during the year so they can be provided with information for new homeowners?” Dominick responded with: “If there is information you would like to go out to new homeowners, please communicate with the Board or the Board Assistant.” Rob Logan added: “If you have established CDD documents, we can add those to PayHoa.”
 - Homeowners were advised to attend monthly meetings or contact the Board about any issues or ideas they would like to share.
 - John Mundinger gave ARB report.
 - Ronnie Morse gave LPSO report regarding vehicle burglaries. He advised homeowners to lock their vehicles. Speeding is an issue throughout the neighborhood. An ordinance was passed and authority was given to issue citations in the neighborhood.
 - Pattie Sollie gave the Social Committee Report.
 - Dominick reported about the Carter House. Ms. Judy Sharp said they are still dealing with insurance issues from Hurricane IDA. There is always memberships to help the nonprofit entity, The Carter House. Please speak with Judy Sharp for additional details.
 - A homeowner asked a question “Are there any homeowners that have connections to anyone that could get reflectors on Carter Cemetery Rd.” No homeowners responded.
 - Sherill Pearson announced the results of the 2022 CPCA Board Election and 2022 Budget
 - Ballots collected
 - Jamie Lee: 59 Votes
 - James Linn: 6 Votes
 - Nominations from the floor:
 - Troy Phillips: 49 Votes
 - John Crutchfield: 2 Votes
 - Budget
 - 41 For, 5 Against
 - Jason Hawkes thanked Dominick Gendusa and Rob Logan for the positions they hold on the CPCA Board.
 - Jason Hawkes made a motion to adjourn the meeting @ 7:25 pm, Rob Logan seconded, passed unanimously.

