



Carter Plantation Community Association

P.O. Box 688
Springfield, La 70462

April 19, 2021

All board members in attendance.

- The meeting was called to order by Dominick Gendusa at 6:14 pm
- Jason Hawkes made a motion to approve the minutes from March. Rob Logan Seconded. Passed unanimously.
- Rob Logan gave an update on financials.
 - Balance on the account is \$72,918.59.
 - Payment for playground equipment was overnighted.
 - Lien for Lot 108 has been resolved.
 - Total for unpaid dues is at 20K.
 - Certified late notices will be sent to Homeowners still owing dues for 2021 stating the payments must be received in full within 15 days of the date of mailing. It is possible the CPA will be used to send the Certified letters.
 - After the Certified letters are mailed, Rob will attach a Lien 21 Tag on the PayHOA site to homeowners who continue with nonpayment.
 - Need to find out who the actual homeowners are of Lots 64 & 65.
 - The Board Assistant provided a list of new homeowners from the Clerk of Court website.
 - Finances for February, March, and April of 2021 will be approved at the May meeting.
 - PayHOA is current.
- All the data, including paper documents, will be transferred to PayHOA this Summer.
- Re: Penalty Structure: Dominick did confer with the Attorney to ensure the penalties could be enforced by the Board.
- See below for a brief explanation of the Penalty Structure:

Community Penalty Structure

1st Type of Infraction: Article 9 Violations

Including, but not limited to, continuously not cutting grass, parking on lawn, etc.

1st Notice: Written Warning - given sufficient time to cure the violation as deemed reasonable by the Board. If it's not cured within the required time, a certified letter will be sent, then if the violation remains uncured penalties shall be assessed per the schedule below:

1st Offense: 10% of Annual Dues

2nd Offense (Of the same nature within a 6-month rolling period): 20% of Annual Dues

3rd Offense: 50% of Annual Dues

4th Offense: 100% of Annual Dues, revocation of access to Community amenities, and the period of probation will be determined on a case-by-case basis by the Board.

Supporting Regulation in the Covenants under Article 4.08

2nd Type of Infraction: ARB Manual Violations

Including, but not limited to, failure to gain approval.

1st Notice: Written Notice is given, Action must be ceased immediately.

Determination is made by the ARB whether a fine should be assessed, and the ARB shall give recommendations on how to cure the violation.

If the property owner continues the Violation, the next penalty is 10% of Annual Dues per day the violation remains. The fee shall not exceed the total cost needed to cure the violation.

Supporting documents are in the ARB manual.

3rd Type of Infraction: Amenity Violations

The Penalties for Violations deriving from Community Amenities, will be assessed on a case-by-case basis by the Board. The schedule below is a recommendation, and the Board reserves the right to assess any penalty that it feels commensurate with the violation that occurred. Penalties are based on adherence to posted or generally accepted rules for each amenity.

1st Offense: Denied access to the amenity where the infraction occurred for a period of time of one (1) month, from the date the Board assesses the penalty.

2nd Offense (within a rolling 6-month period): Denied access to the amenity where the infraction occurred for a period of time of three (3) months, from the date the Board assesses the penalty.

3rd offense: Denied access to the amenity where the infraction occurred for a period of time of six (6) months, from the date the Board assesses the penalty.

4th Offense: Denied access to all amenities.

Supporting Regulation in the Covenants under Articles 5.01, 5.02, and 5.05.

- Rob Logan made a motion to accept the Carter Plantation Community Association Community Penalty Structure as written and presented by Dominick Gendusa. Jason Hawkes seconded. Passes unanimously.
- Dominick will make the Community Penalty Structure available online for all homeowners.
- Re: Recent motorbike disturbance (including speeding/not stopping at stop signs/loud engine)
 - The Board does not have jurisdiction to enforce speeding.
 - Homeowners are encouraged to contact local law enforcement, namely LPSO, if they witness anyone speeding and/or performing any type of questionable/illegal act.
 - Dominick will be reaching out to the parents of the person to explain to them the grievance homeowners have about the motorbike disturbance.

- Inner Parish Security sent an updated bid for the pool, being it has been over a year since the initial bid was given. The amount matched the initial bid, which includes installation of an additional camera.
- Bricks were ordered to complete the columns.
 - Need to get someone to paint the columns white.
- Dominick will talk with AMKO about fencing.
- Discussion of keeping the pool open year-round.
- 3-6 4'x3' signs will be displayed around the pool area listing the Pool Rules.
- Delivery date of the supplies for the Playground continues to be Mid-May. John Munding will ensure this date is correct.
- Pro-Green will be out next week to complete Snowy Egret entry and cul-de-sac, as well as, add iris to the Fairway Gardens center.
- Notice was sent to Lot 257 for having high grass and debris in the backyard.
- Board members will inspect the backyard of Lot 247 to ensure the swing set is in compliance.
- John Munding gave the ARB Report.
- Jason Hawkes made a motion to adjourn the meeting at 7:07 pm. Rob Logan seconded, meeting adjourned.