**Carter Plantation Community Association**

P.O. Box 688

Springfield, La 70462

04/19/2022

All board members in attendance.

* The meeting was called to order by Jason Hawkes at 6:05 pm.
* Dominick Gendusa made a motion to approve the minutes from March, Troy Phillips Seconded. Passed unanimously.
* Dominick Gendusa gave an update on financials.
  + Expenses cleared from the account totals $10,015.74
  + Collected $200,855.13 in dues
  + 10-day certified demand letters were sent to the following lots for outstanding dues:
    - Lot 1A-$2k
    - Lots 8-B, 108, 263-$943.50 each.
    - Rob will inform Jory Tantillo he is responsible for the $255 in late fees for Lots 48/49.
* Gym
  + Jason Hawkes mentioned securing the storage area in gym due to others using the storage area for their use.
  + Equipment has been purchased, which includes a full set of dumbbells, 5 kettlebells, and dumbbell rack
  + Privacy film was installed on all the front windows.
* Pool
  + There are several umbrellas/stands/tables that are broken due to users not closing them and the stands not being apt for the umbrellas.
  + It was noted the furniture currently at the pool was purchased when Dominick and Jason became Board Members.
  + Anna got a bid to recover the chairs: $84 per chair totaling 8 and $160 per lounger totaling 7.
  + Jamie will ask Anna to get prices for new furniture: chairs/loungers/umbrella w/stand/umbrella w/stand that goes through the table to be available at the meeting in May.
  + The top deck of the pool needs repair. The company has been notified. And Jason will follow up with Les.
* Talk about the FWG Commons Area is moving forward.
* Violations
  + Violations that were sent to the Board and not entered cannot be sent due to them being 10 days old.
    - To prohibit this from re-occurring, violations will be sent to multiple Board Members to ensure violations are taken care of in a timely manner.
  + In regards to the violation on Lot 255 (Real Estate signage), Jason did try to reach out to the homeowner and the Real Estate company, and no one has returned a call/email.
  + It was agreed upon by the Board Members that violations will be put into PayHoa within 24 hours after the violation is sent. If a homeowner did not sign an e-consent, a letter will be put in the mail immediately.
  + Re: Amenity Violations that occurred recently
    - If access to the pool/gym is revoked due to receiving a violation, the violation is attached to the particular lot, not a particular person of the residence.
    - Discussion of changing the penalty structure of possibly adding fees to “pay their way out” of an amenity violation will be discussed at the next annual meeting.
* Playground
  + Will be complete this week.
  + Installing additional canopy tomorrow.
  + Needs weed-eating.
  + Lines need to be added for golf cart parking (7-8 parking spaces). Blanchard’s will give a bid to the board to paint the parking lines.
* Multi-purpose court
  + It was discussed that a pickleball court and a pickleball/basketball ½ court would fit in the designated area.
* John Mundinger gave the ARB Report.
* Dominick Gendusa made a motion to adjourn meeting at 7:15. Troy Phillips seconded, passed unanimously.