



Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

04/18/2023

All board members in attendance minus Jamie Lee.

- The meeting was called to order by Jason Hawkes at 6:14 pm.
- Jason Hawkes recapped the 2023 Board elected positions: Jason Hawkes (President), Troy Phillips (Vice President), Dominick Gendusa (Treasurer), Bart LeBlanc (Secretary), Jamie Lee (Director).
- Dominick Gendusa made a motion to approve the minutes from the February 2023 and March 2023 meeting. Troy Phillips seconded, passed unanimously.
- Dominick Gendusa gave an de on financials.
 - No financials to approve for the meeting due to the CPA's busy tax season.
 - As of April 14, the balance was \$185,705 in checking, Total CD is \$101,860.
 - Lots 1A & 8B continue to be problematic with paying their dues.
 - Lot 263 is paid and a lien cancellation was initiated.
 - There is currently \$14,000 in outstanding dues. Letters were mailed out to these homeowners stating they have one more month to pay their dues before liens are filed.
 - Lots 42-44 were consolidated.
 - Pickleball courts
 - Waiting on slab to cure before they can continue on the project.
 - Dumpster was ordered costing approximated \$400.00.
 - Received first invoice from the contractor, which was approximately 80-90% of the total bill.
- Security
 - Phone number will be posted in various locations (monthly newsletter, Facebook, etc.) so that homeowners may contact dispatch, who will in turn contact the security on duty or detail.
 - Concern from homeowners over no presence of security in the guard shack.
 - It was reiterated that security moving about the neighborhood is more valuable to the homeowners and there are cameras in place outside the gate.
- Front Entrance corner gardens
 - Property owners will be contacted this week regarding the upkeep of these areas.
- Pool
 - Bart is in contact with Tropical Pools regarding the tiles.
 - Tables: \$350-to replace glass, \$520-new table. It was discussed that the purchasing/replacing tables at the pool should be placed in the budget for the following year.
 - Walkway: finalizing plans with the owner of the neighborhood
- Front entrance revamp
 - CDD offered to assist with the cost.
 - Painting of the fence was discussed.
- PC&R's: Discussion of the first four sections will be discussed, tentatively, May 11,2023 @ 6:00pm. Time, date, and location of the meeting will be posted
- Jason Hawkes responded to a community member's request to review individual community member votes at the January 2023 annual meeting. The information is available, but the individual that requested the information, Bill Bennett, was not in attendance, again. Bart will post this information with the minutes so that this information is available to all homeowners. This will only include the Lot numbers that voted on the Board Member positions, the Budget, or both. Some lots did not vote on the Budget, some lots did not vote on Board Member positions. The information being provided to the individual was recommended by our counsel.

- The Board will put together a Multiyear Master Plan.
- Compliance Issues reported: Real Estate signage, window coverings, landscaping, overgrown gardens, amenity and pool, parking in the streets, dogs not on leashes.
- John Munding gave the ARB Report.
- Dominick Gendusa made a motion to adjourn the meeting @ 6:37pm. Bart Leblanc Phillips seconded. Passed unharmoniously, with the exception of Troy Phillips, who had to leave the meeting early.