



Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

08/15/2023

All board members in attendance.

- The meeting was called to order by Jason Hawkes at 6:04 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 July 2023, seconded by Bart LeBlanc, passed unanimously.
- Dominick Gendusa gave an update on financials.
 - As of August 10, the balance was \$75,988.00 in checking, LOC \$20,108.00, total CD is \$103,464.00
 - Completed Pickleball court expenses were \$88,221.50, with \$75,000.00 budgeted. Quality Court Industries submitted a bid for \$78,000.00, which was accepted. Additional expenses occurred: Dirt work \$1255.00 and \$99.50, Dumpster \$550.00, Additional dirt work and spreading of sand \$430.00, Compaction test \$487.00, Complete concrete walkway to prevent the ruining of the court \$6,400.00, SOD (to prevent erosion) approximately \$1200.00.
 - Security expenses through July are \$22,464.00 (averaging \$3,744/mo).
 - Lots 1A & 8B continue to be problematic with paying their dues and lawsuits will need to be filed next year.
 - Lien was filed on lot 257.
- Jamie Lee made a motion to accept the Financial report for July 2023, Troy Phillips seconded, passed unanimously.
- Pool
 - Walkway: finalizing plans with the owner of the neighborhood-currently there are 2 quotes being looked
 - A quote was received to change the service to Mystic Pools
- Pickleball Court
 - Event on August 26th for youth (with adults), as well as adults, are invited to attend.
- Pool
 - The vendor for the pool is now Mystic Pools
- Front Entrance revamp
 - Recap: HOA paid for ½ street signage, as well as, a portion of IDA cleanup
 - CDD is saying the Front Entrance Re-vamp is totally the responsibility of the HOA
 - HOA stated unless the CDD will assist in the cost of the revamp, the HOA will have to budget for this project
- No-Solicitation Signs will be discussed with the Board Attorney
- Violations that have been recorded since last meeting
 - Real estate signage, window units, flag poles, weeds in flowerbeds, landscaping, high grass, trash/debris in yard, vehicle parking/trailer parking, animal/pet infractions, nuisance dog barking, amenity infractions (pool/gym)
- PC&R meeting will be August 24 @ 5:00 PM
- John Munding gave the ARB Report
- Bart LeBlanc made a motion to adjourn the meeting @ 7:00 pm, Dominick Gendus seconded, passed unharmoniously.