

Carter Plantation Community Association  
Board of Directors Meeting Minutes  
January 15, 2014

Call to order:

Maurice Welsh, President called to order the meeting of the CPCA Board of Directors at Carter Plantation Business Office at 6:00pm

Roll Call:

Maurice Welsh conducted roll call. The following board members were present: Maurice Welsh, Amber Landry, Danny Gendusa, Billy Smith, John Munding, Ricky Juban; Quorum met Also in attendance were several villa owners as well as Lainie Falgout and Scott Blegard with Community Management.

Old Business:

Motion by Gendusa to postpone approving minutes from December meeting until the February meeting due to confusion over who was taking the minutes. 2<sup>nd</sup> by Landry

New Business:

Election of officers for 2014 are as follows:

Maurice Welsh- President  
Danny Gendusa- Vice President  
Billy Smith- Secretary  
Amber Landry- Treasurer  
Lesley Boyd- Director

CP Villas

Mr. Bui spoke on behalf of the villa owners to ask for another year extension to pay dues of \$850 instead of \$1650. After listening to their proposal it was decided that the decision to grant the variance would be taken on a villa by villa basis. Each owner is to submit in writing a request for the variance and why they deserve it. We will make a decision at the next meeting as to which villas will be granted the variance.

ARB Activity

1. John Munding will submit invoice to be paid for reviewing the plans for the ARB.
2. John gave update on new Construction built by Knowles and Morgan. Both are progressing with no problems thus far.
3. John reported on Master Landscape Plan. CPCA paid \$3000 towards the initial costs and CDD paid the balance.

Maintenance

1. Lesley gave update on fountain. Stated that the circuit breaker has been continually tripping. It is very expensive to split the power, so he switched out the breakers and for now it is working. This may not be a permanent solution, but it is working at this time.
2. Danny and Billy did temporary repair to entrance at FWG. They dumped and packed sand in so that there would not be ruts from vehicles. We need to look at permanent solution of widening road. Billy to get proposal on cost of this. Also discussed making an apron for garbage cans and having each resident bring their cans to the front of the road as to avoid the garbage trucks going into FWG.
3. David Anderson of Monarch Point did repairs on pot hole in Monarch Point. Also repaired the inside fence along Carter Trace and sprayed the front sign.
4. Management company needs to add link to order mailboxes on their website. Amber will forward the info to Lainie.

Finances

1. Motion by Smith to pass budget for 2014; second by Gendusa

2. Motion by Landry to add Lesely Boyd to account at First Bank and Trust; second by Smith
3. Management company gave checkbook status and financial report.

Administrative

1. Security guard: Lesley to speak with Mr. Penn again about putting Steven on his payroll. It was originally thought that Steven carried a weapon but he does not and Lesley will relay this info.
2. CPCA Board Members will be compensated \$50/meeting to be paid quarterly. Motion by Gendusa, second by Smith
3. We are waiting on update on Carter Estates. Mr. Penn gave his word that once properties are sold, they will be under our PCR's. Motion by Gensuda for the management company to invoice \$850 to all lots and homes sold in Carter Estates; second by Smith.
4. Speeding issue brought up and several possible solutions were discussed. Some being speed humps, increased # of stop signs. Maurice to put on agenda for CDD meeting.

Insurance

1. Management company has paid the policies and all are up to date.

Legal

1. Danny has lead on PCR review. The initial budget for this research is \$2500. There is much confusion surrounding the by-laws and we need to get legal to "clean it up". Danny is talking with Cindy with CM to get legal council suggestions and fee schedule. Also seeking bids from outside sources and will come back with proposal on how much this project will cost.

Other

1. Next CPCA Meeting February 13, 2014 6:00 Carter Plantation Business Office