

Carter Plantation Community Association  
Board of Directors Meeting Minutes  
January 16, 2013

Call to order:

Maurice Welsh, President called to order the meeting of the CPCA Board of Directors at 24196 Snowy Egret Cove 6:00 pm

Roll Call:

Maurice Welsh conducted roll call. The following persons were present: Maurice Welsh, Amber Landry, Danny Gendusa, Billy Smith, John Mundinger, Ricky Juban, and Melanie Irwin. Quorum met

Old Business:

1. Motion passed (made by Gendusa, second by Landry) to approve December 19, 2012 board meeting minutes, November financials and check book activity.
2. Maurice and John to meet with State Fire Marshall about changing push button to a keyed lock on pool gates.
3. Bobby Waters has lead on clarifying pool ownership and acquiring documents (if needed) from new developer.

New Business:

ARB/Violation Activity

1. Melanie went over status of violations. Melanie and John to handle landscape violations from 2011 (lot 25 and 97).
2. John gave update on new Construction on 134. Still having dirt/sand issues with this lot. No plans have been submitted for building on lot 34.
3. Bobby to talk with lot owner of 16A about violation fee. Also need update on Real Estate Sign requirements. (tabled bc of board member absence)

Carter Cemetery Rd Landscape Project

1. John to get 2<sup>nd</sup> bid (besides MJ) for the landscape plan.
2. Maurice to talk to property owners about Carter Cemetery Rd landscaping in front of their home/lot.
3. John presented fencing proposal (from Ronnie White-Southern Fence of LA 9760 Corrine Ave Denham Springs, LA 70706) for Carter Cemetery Rd fencing project. Motion passed by Gendusa, second by Smith, to accept the bid as proposed for the entrance way fencing project on Carter Cemetery Rd. This is to commence no sooner then March 15 and no later then April 15. We also need to obtain a written contract and copy of insurance.
4. Maurice to speak to Ricky Martin about pricing for mailboxes (comparable to the current ones) and signs for Carter Cemetery Rd. These need to accommodate 8 addresses.

Finances

1. Check book status given by Landry
2. Gendusa and Smith need to sign new signature card

Administrative

1. Security guard hours, duties, rate for 2013- Bobby has lead (tabled bc of member absence)
2. Developer owned properties in "community" Bobby has lead (tabled bc of board member absence)
3. Task Force to review by-laws and PC&R's- Maurice will pick date and he, Billy, and

Danny will coordinate together on this issue

4. Billy invited Management Company representative to attend next meeting
5. Motion was passed by Gendusa and second by Smith to waive developer owned property annual dues for 2013.
6. Amber and Sharon working on letter to villa owners about pool abuse. Will be sent early spring before pool opening.
7. Motion passed by Gendusa and second by Smith to send CPCA acknowledgment for new sales to local title companies and real estate agents. Maurice to speak to Dufour about replacing page 10 in court recorded documents with the new update.

#### Insurance

1. Motion by Smith, 2<sup>nd</sup> by Gendusa to increase insurance limit from 25000 to 100000. Contact Dawn to increase limit.

#### Legal

1. Danny has talked with David Irwin and is currently working on the seven FWG properties to be brought into PC&R's.
2. Danny made a suggestion for bringing newly sold lots in Carter Cove and Tall Timbers into the PC&R's. The lot owners in these new phases must agree to the PC&R's or no water connection. We will have to coordinate with the CDD. If they won't comply, we will consider changing bylaws and making water wells legal.

#### Maintenance

1. Danny proposed pre-qualifying papers for CPCA vendors
2. Waiting on ownership verification to make any capital improvements to the pool
3. Gendusa made motion Landry second for purchasing and installing spring banners
4. Maurice to check with Eddie on new stop, speed limit, and golf crossing signs

#### Other

1. Next CPCA Meeting February 19 6:00 Welsh home