

Carter Plantation Community Association  
Board of Directors Meeting Minutes  
February 13, 2014

Call to order:

Maurice Welsh, President called to order the meeting of the CPCA Board of Directors at Carter Plantation Business Office at 6:30pm

Roll Call:

Maurice Welsh conducted roll call. The following board members were present: Maurice Welsh, Amber Landry, Danny Gendusa, Lesley Boyd, John Mundinger, Ricky Juban; Quorum met Also in attendance was Lainie Falgout with Community Management.

Old Business:

Motion by Gendusa to approve minutes from January meeting. 2<sup>nd</sup> by Lesely Boyd

Variance for Villa's 1,2,3,5, and 7

Each of the above stated villa owners will sign individual letters and send to us requesting a variance on the current years association dues. The board will waive the additional money over \$850, but we will have a mid term assessment to make sure everyone is abiding to all the rules. We want a registry every week of guests staying in each villa and how many people are in the party.

Motion to accept variance for the current year association dues for villas 1,2,3,5,and 7 with the board's own stipulations added into their request. We are not accepting all of the terms of their letter. We reserve the right to implement a different procedure for villa guests utilization of the pool. Motion by Danny Gendusa, 2<sup>nd</sup> by Amber Landry.

Carter Estates/Carter Cove

Maurice and Lesley to meet with Drew to discuss if Carter Estates is in our PCR's. If needed a special meeting will be called to deal with owners of Carter Estates and Carter Cove.

Fencing for CCR and Landscape Project

Billy is getting prices for the fencing project

Lesley is meeting with Massengale about landscaping project, but fence needs to be up first.

New Business:

Letter from Community Management

Letter was sent out from Community Management on 2/1/14 to residents of Carter who had not yet paid their dues with late charges being assessed.. These should not have been sent until 3/2/14 as dues are not considered late until after 3/1/14. Maurice asked if before ANY letters are sent of behalf of CPCA, that the board be consulted first. Management company to send letter of apology to the recipients of the "late fee" letter.

Street Monitor

Street Monitor, Steven Campo, will now be employed through Carter Management. They have agreed to take him on as their employee and he will be covered through their insurance policy as well as have all the benefits of other employees. Carter Management is to send an invoice to Community Management to be reimbursed.

Motion by Deanny Gendusa to remunerate Carter Management \$28000 annually dedicated to street monitor. 2<sup>nd</sup> by Amber Landry

### Mischievous Activity in the Plantation

A resident contacted Maurice about some suspicious activity around his home. We ask that everyone be aware of your property and look out for your neighbor. Amber to send email to residents about the issue.

### PCR Review

Danny has obtained all the necessary paperwork and is pursuing bids on which attorney to use to review the PCR's.

### ARB Activity

ARB needs to tell all builders building homes in CP to contact Mo-Dad for placement of water/sewer lines.

Lainie will check to see about an alternate company for CP approved mailboxes.

### Finances

Lainie stated we have collected \$109,700 in dues and still have outstanding dues of \$60,000. She is checking into the liens and seizures to make sure the appropriate ones are in place. She will also email the board dues collected and outstanding dues as well as how many lots have been invoiced.

Amber will get with Anna at Community Management and to compare our property owners list to theirs to make sure due statements were sent out to all property owners.

Amber to get with Debbie at bank and set up new signature card to add Lesley Boyd. All board members will have to go to bank and re-sign card.

### Other

Next CPCA Meeting March 18, 2014 6:00 Carter Plantation Business Office