

Carter Plantation Community Association  
Board of Directors Meeting Minutes  
February 19, 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, David Irwin, Sharon Lietzke, Bobby Waters and Don Meyers, attorney. Quorum met

Old Business:

1. Motion passed (made by Waters, second by Landry) to approve January 16, 2013 board meeting minutes, December 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 before pool opens on May 1.
3. Pool Ownership discussion – based on research, it appears that CP Land still owns pool but there are multiple liens. Motion passed (made by Gendusa, second by Smith) for Don Meyers to pursue CPCA's best interest in pool. Bobby to contact Ralph Hood to set up meeting with Don Meyers on recent findings.

New Business:

ARB/Violation Activity

1. David went over status of violations. Violations on lot #25 and #97. Motion passed (Made by Smith, second by Gendusa) for sending violation letters and \$5.00/day fine after grace period expires. Billy will send letters, Sharon to send Billy contact information.
2. John gave update on #134 new construction. Still having dirt/sand issues with this lot. Lessley, John and CDD still working on dirt/sand issues. Work performed to remedy problem will be handled by CDD and Claude Penn.
3. Bobby spoke to owner of 16A about previous violation fine. After another lengthy discussion on the issue, a motion was passed (made by Waters, second by Gendusa) to have ARB calculate the actual review fees, that were never paid, plus \$100 fine, superseding the previous fine of \$2,400. Bobby to bring updated fine/fee to property owner.
4. Real Estate Sign status: Bobby gave a description of new real estate signs Claude Penn has purchased. Motion passed (made by Smith, second by Landry) to have the new signs phased into existing signs. Bobby and John will update the Carter Plantation Real Estate Requirements document.
5. Fencing along Carter Cemetery Road status: Motion passed (made by Gendusa, second by Smith) for Don Meyers to start paperwork for act of servitude for 6 property owners along Carter Cemetery Rd that will be affected by Phase I of fencing.
6. Fencing behind 8A has started.
7. 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.
8. Master Landscape plan tabled for next meeting.

Finances

1. Check book status given by Lietzke.

2. December 2012 financials emailed to Board Members.
3. Lietzke and Smith need to sign new signature card.
4. 1099s for 2012 have not been received. Sharon contacted CPA, new 1099s should go out this week. January CPA bill of \$200 has been paid.

#### Administrative

1. Street Monitor status: Billy will be contacting several Security companies to possibly hire current street monitor and Sharon to contact Rivers Security. Consensus is everyone likes current street monitor and would like to keep him at front gate.
2. Developer owned properties in "community" status: Bobby to contact Ralph Hood to set up meeting with Don Meyers. Concern about properties already sold that are currently not in the "community".
3. Task Force to review by-laws, PC&R's and other documents - Maurice will pick date and he, Billy, and Danny will coordinate together on this issue. Concern about properties already sold that are currently not in the "community". ARB submitted suggested changes.
4. Bringing in Management Company for CPCA status: Billy, Bobby and Sharon will contact possible management companies for CPCA management. Billy's contact will meet with available board members February 28. Goal to have 3 bids for board review.
5. Amber and Sharon working on letter to villa owners about pool abuse. Will be sent early spring before pool opening.
6. Sharon to send CPCA acknowledgement for new sales to local real estate companies and agents.
7. CPCA files will soon be stored at the Carter House in the upstairs office. Sharon and Maurice have lead to move file cabinets from mud room to upstairs office.

#### Legal

1. FW-G properties into PC&Rs status: Danny will contact legal for official documents needed for remaining 6 properties currently not under PC&Rs.
2. Discussion for property owner of 11 lots and liens tabled to next meeting
3. Discussion for property owner of 15A and status of exercising liens tabled to next meeting
4. Lot #164 Dation en Paigement, Sharon to send invoice for past dues to new owner.
5. Recent sales: Lot #37 in Carter Cove to Noel Poirer, Sharon to send welcome letter.

#### Insurance

1. Sharon to contact Insurance company for limits on General liability insurance to include pool.
2. Workman's comp insurance tabled for next meeting.

#### Maintenance

1. Motion passed (made by Waters, second by Gendusa) to get insurance and grate before pool opening of May 1 as long as total is under \$4,000. Sharon and Danny have lead.
2. Sharon has lead to purchase Spring Banners.
3. Maurice to check with Eddie on new stop, speed limit, and golf crossing signs – tabled for next meeting.

#### Other

Property Management presentation – February 28.  
CPCA Board Meeting - March 19 6:00 Welsh home

Meeting Adjourned by Maurice Welsh  
Minutes submitted by Sharon Lietzke