

Carter Plantation Community Association

Board of Directors Meeting

March 18, 2013

The meeting agenda is being placed on the website because the meeting minutes were not in the file.

Carter Plantation Community Association
Board of Directors Meeting
March 18, 2013
Agenda

Old Business:

- Approval of February 19 Board Meeting Minutes, January Financials
- Change gate to non-duplicating key lock on pool status- Maurice
- Pool ownership – steps for CPCA to become owner
- Master Landscape plan (tabled from last meeting).
- Discussion for property owner of 11 lots and liens – JM construction (tabled from last meeting).
- Discussion for property owner of 15A and status of exercising liens (tabled from last meeting).
- Workman's comp insurance (tabled from last meeting).
- Maurice to check with Eddie on new stop, speed limit, and golf crossing signs, mailboxes (comparable to the current ones) and signs for Carter Cemetery Rd. These need to accommodate 8 addresses (tabled from last meeting).
- Street Monitor status

New Business:

ARB recent activity

- Status of violations – Melanie
 - o #25 & #97 landscape violation update
 - o #16A violation fine update
 - o Fairway Gardens complaint
 - o Directional/Audubon sign complaint
 - o Other
- Real Estate sign requirements document update
- Carter Cemetery Access Road Capital Improvement – Phase II – John & Maurice
 - o Act of Servitude status for 6 property owners status
- Fairway Gardens landscape plan – complaint from property owners
- New construction activity

Finances

- Check book Status
- Check book signature card

Legal

- Status of 6 FW-G properties brought into PC&R - Danny
- Lot 16A – past due on violation fee – Bobby/John
- Carter Cove & Tall Timbers into PC&Rs
- #37 Carter Cove – Noel Poirer, invoice?
- Demand letters for 2013 dues

Maintenance

- Pool – capital improvements including drain grate, contacted Patenotte.
- Bed maintenance 2013 contracts & insurance
- Spring banners (\$481.50)

Insurance

- Workmans' comp for CPCA (tabled from last meeting).
- Pool insurance limits – Sharon

Administrative

- Developer owned properties in "community" – Bobby
- Task force to review by-laws & PC&Rs – Maurice, Billy, Danny
- Management company - Billy
- Note to Villa owners about pool abuse – Amber
- Pool Monitor
- Recent neighborhood security concerns & attempted break in

Other

CPCA Meetings for 2013 – April, May, June