

Carter Plantation Community Association
Board of Directors Meeting Minutes
May 8, 2014

Call to order:

Maurice Welsh, President called to order the meeting of the Carter House at 6:30 pm.

Roll Call:

Maurice Welsh conducted roll call. The following board members were present: Maurice Welsh, Amber Landry, Danny Gendusa, Billy Smith, Lesley Boyd, John Munding; Quorum met.

Old Business:

Motion by Danny Gendusa to approve minutes from March meeting. 2nd by Lesley Boyd

Golf Tourn Update via Lesley: expecting ~35 teams, Carter is providing all food and most drinks will be donated.

Fencing for CCR and Landscape Project

John met with utility companies and all utilities are marked. Fencing project to start this week.

Pool

Leo has replaced the pool pump which recently went out. Maurice will contact lock person to proceed with getting keyed lock installed on gate. Each property owner will receive 1 key and replacement keys will be given as needed with an imposed fine to said property owner.

Community Management will contact Massangale to deal with the drainage issue in the flowerbeds by the pool and to clean up the landscape beds.

Request from property owner, Mrs. Ernie Drake to use the pool and surrounding area for a birthday party in July. Upon discussion of this request, the following is the motion passed by Danny Gendusa and 2nd by Billy Smith.

"Any group larger then 10 persons requesting use of the pool facility will be charged a \$100 cleaning deposit, to be refunded pending our pool monitors approval. The group cannot exceed 2/3 the capacity of the pool area. No cooking or open flames on premises. The pool will remain open to other property owners during any special events. All other pool rules still apply."

Mrs. Drake also requested the use of the lot next to the pool for a water slide. This request was denied because we do not own the land and therefore cannot authorize use of it.

New Business:

Fairway Gardens:

Motion to approve \$10,000 for improvement and repairs to apron/pad area for garbage cans in front of Fairway Gardens. We will retain 3 proposals for the job. Homeowners

will be notified to bring cans to the front entrance of FWG. Waste Management will be notified to no longer enter the driveway for FWG. Motion by Billy Smith and 2nd by Lesley Boyd

A notice needs to be sent to all FWG residents asking them to not park on the grass.

Street Monitor

Billy to work on getting bids for cameras throughout the plantation. Until something is decided upon, Steven will remain our street monitor.

ARB Activity

John gave ARB report and updated everyone on the status of homes being built/sold. There are several in construction now and several more to start construction in the near future. Lot #34, Morgan, is finishing up and will be requesting his construction deposit back.

There has been several complaints from Mr. Todd Vicknair, owner of lot #28. He has had to put a lot of his own time and money into repairing his lot caused from some destruction from the building of the home on the lot next door by Mr. Scott Sandage. (who is building the home for Penn Properties) Lainie Penn was contacted and agreed to reimburse Todd pending his submitted invoices for the work done on his lot.

Silt on Wild Iris Way is still an issue. Mr. and Mrs. Lyles asked us to please find a solution as they are getting dirt and mud in their cars, driveway, garage, etc. Mr. Lyles says there is still a leak. Mo-Dad will need to fix this before any other issues are addressed. Lesley will have a silt fence put up along the length of the street. The street will be cleaned by professional street cleaners and bids will be obtained by Community Management.

The CPCA needs to send a formal letter to the CDD on behalf of all property owners to request that Mo-Dad be required to put up a silt fence for any work they do in Carter Plantation.

Finances

Amber Landry motioned to approve the current financial report from Community Management and Danny Gendusa 2nd.

Motion by Danny Gendusa 2nd by Billy Smith to waive all \$85 late fees and interest for 2014 dues.

Other

Next CPCA Meeting June 24, 2014 6:00 pm Carter House