

Carter Plantation Community Association

Board of Directors Meeting Minutes

June 24, 2014

Call to order:

Maurice Welsh, President called to order the meeting of the Carter House at 6:00 pm.

Roll Call:

Maurice Welsh conducted roll call. The following board members were present: Maurice Welsh, Amber Landry, Danny Gendusa, Billy Smith, Lesley Boyd, Quorum met. Also present were John Munding, Vickie Robinson, Mike Simoneaux, Jason Hawkes, Tammy Welsh, Susan Calamia, Jennifer Drude, Lori Idles, Teresa Bui, Ronnie Figurino, and Melanie Alexander (CMGT).

Old Business:

Pool

There has been some issues with the villa guests and the pool. There have been reports of broken glass, dirty diapers, used towels, and trash all over the pool area. This happened after the pool monitor left. Because of this, we have increased the days/hours of the pool monitor to 6 days/week from 12-6. The pay rate for weekday monitor is \$8/hr and weekend is \$10/hr.

The villa representative also agreed to send someone to check the pool area after 6:00 pm when there have been multiple villa guests using the pool (mainly weekends). The following items will to be added to the pool rules: No glass, No shelled nuts, and No fires (bbq grills, cigarettes, etc)

Rick Priest, owner of Villas 6,8,&9 has not paid dues and he nor his rental guests will be allowed to use the pool facilities.

The community pool is in need of new pool furniture. Many of the chairs have had to be thrown away because they are falling apart. Tammy will get bids for 14 chairs and 2 tables. Motion by Billy Smith to approve \$3700 budget to replace all pool furniture and 2 large garbage cans. 2nd by Danny Gendusa.

Maurice met the lock company but was told that there must be a lever lock left on the main gate. Danny will get with fire marshal to make sure the correct locks are put on the pool gates.

New Business:

Board to meet with Bobby Waters and Drew about Carter Estates properties.

Lot 160 has requested a hardship variance on dues. He will split dues up into 3 separate payments to catch up. Danny passed motion to approve and Billy 2nd.

Social committee, HCHS, and Pro shop/restaurant can directly email Melanie with CM their requests for things they would like sent out. Board approved this and each request no longer needs to go through Billy Smith first.

Ricky Juban has resigned from the ARB effective May 13, 2014. The ARB will remain at 2 people at this time.

ARB Activity

Master Landscape plan: irrigation is in along tree line, Lesley is working on valves now.
Destruction on lot 28, Mr. Vicknair has been resolved. No new complaints from property owner.

Finances

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

Other

Next CPCA Meeting July 16, 2014 6:15 pm Carter House

Old Business

Pool

There has been some issues with the villa guests and the pool. There have been reports of broken glass, dirty towels, and trash all over the pool area. This happened after the pool monitor left. Because of this, we have increased the days hours of the pool monitor to 7:00 am - 10:00 pm. The pay rate for weekdays monitor is \$8 per hour and weekend is \$10 per hour. The villa representative also agreed to send someone to check the pool area after 6:00 pm when there has been multiple villa guests using the pool (mainly weekends). The following items will be added to the pool rules: No glass, No alcohol near and no fires (BBQ grills, etc).

Rick, head owner of Villas & Spa, has not paid dues and he has his rental guests will be allowed to use the pool facilities. The community pool is in need of new pool furniture. Many of the chairs have had to be thrown away because they are falling apart. Danny will get bids for 14 chairs and 3 tables. Motion by Billy Smith to approve \$3,700 budget to replace all pool furniture and 3 large garbage cans. Motion by Danny Gendusa.

Melissa met the lock company but was told that there must be a fence lock left on the main gate. Danny will get with the marshal to make sure the correct lock is put on the pool gate.

New Business

Home to meet with Bobby, Walter and Eric about Carter Estates properties. 1 of 100 was requested a partnership variance on dues. The will split dues up into 3 separate payments to catch up. Danny passed motion to approve and Billy D. 1st of 100 contract, 1st 1st, and 1st stop retirement can direct (email) Melissa with CM. Their requests for things they would like to see out. Board approved this and each request was voted to go through. Billy Smith first. Ricky, John has resigned from the ARB effective May 13, 2014. The ARB will remain at 2 people at this time.