

Carter Plantation Community Association
Board of Directors Meeting Minutes
July 8, 2013

Call to order:

Maurice Welsh, President called to order the meeting of the CPCA Board of Directors at 30325 Carter Cemetery Road at 6:15 PM

Roll Call:

Maurice Welsh conducted roll call. The following persons were present: Maurice Welsh, Amber Landry, Danny Gendusa, Billy Smith, John Munding, Ricky Juban and Sharon Lietzke. Quorum met

New Business

1. Motion passed (made by Gendusa, second by Landry) to approve June 4, 2013 board meeting minutes, June financials and recent check book activity.
2. ARB recent activity/violation status:
 - a. Review list of open violation concerns/complaints.
 - i. #25 John Munding in contact with new property owner.
 - ii. #16A Billy has lead for past violation fine.
 - iii. Fast Track – all property owners have complied from June deadline.
 - iv. Improper Real Estate signs – Villa #8, Gendusa FW-G, Price #115; Discussion about CPCA to pull improper signs.
 - v. Clarification on street names: Maurice and Ricky will bring up at next CDD meeting.
 - vi. FW-G complaint: Maurice and Ricky to put on agenda of next CDD meeting on condition of street (expand aprons, expand roads, curbs). Danny & Billy will work on temporary fix of filling in holes. John M to send nice letter to FW-G property owners about status of work and future landscape plans to bring all properties into compliance.
 - vii. New construction – complaints about 4 properties under construction without dumpsters. John M has lead. Lot #134 – John M in contact with Classic Landscape to finish installation of landscape & sod. Should be finished in 2 weeks.
 - viii. Master Landscape Plan – Committee has been meeting and John M brought proposal from company for Master Plan. Motion passed (made by Gendusa, second by Smith) for allocation of \$2000 for CPCA's share of plan (from Landscape Budget). Ricky to put on CDD agenda for next meeting.
3. Check book status:
 - a. Discussion about check book status and recent expenses. Email with latest details sent to board members.
 - b. Golf Tournament proceeds – Proceeds totaled \$8,881.08. Motion passed (made by Smith, second by Landry) for \$3000 donated to Springfield Volunteer Fire Department and the balance of \$5881.08 donated to Historic Carter House Society.
 - c. ARB Review fee – it was suggested for \$500 of recent review fee received to go to ARB chair for reviewing 4 house plans. Motion passed (made by Smith, second by Landry) for paying John Munding \$500 for reviewing 4 house plans.
4. Legal:
 - a. Status of FW-Gardens properties into PC&Rs – waiting to hear status from attorney. Sharon to touch base with attorney since June.
 - b. Liens for non-payment of 2013 dues have been turned over to attorney in June.
 - c. Motion passed (made by Gendusa, second by Smith) to exercise liens on property that is greater than 25 months (2 years). Sharon to touch base with attorney to begin process.
 - d. Carter Cemetery Access Road Act of Servitude – Have all documents from effected property owners with exception of Claude Penn. Ricky to get final documents from Claude Penn.
 - e. Letter to 1-A sent requesting status of legal. No response from property owner.

Maintenance:

- a. Pressure washing – pool and FW-Gardens entry signs. Sharon to send details to Danny. Danny to put together RFP to contractors that meet insurance requirements.
 - b. Soft drink machine outside of Villa, LLC office. Motion passed (made by Smith, second by Gendusa) for John M to draft letter and send to representative of Villa, LLC. Sharon to send John email contact.
 - c. Street cleaning – Maurice to get with Lessley.
 - d. Reviewed and discussed landscape bed and mowing proposal from Massengale Grounds Management, LLC. Motion passed (made by Smith, second by Gendusa) for halting landscape bed maintenance by Classic Landscape since all insurance requirements have not been met. Motion passed (made by Smith, second by Landry) to hire Massengale for remainder of 2013 on month to month basis. Sharon to contact Classic landscape and Massengale. Sharon to send Danny copy of mowing contract.
 - e. Pool key lock – Maurice is working with contractor for changing locks. Should need about 150 keys to start.
6. Administrative:
- a. Resignation of Bobby Waters from CPCA Board – Maurice verbally and thru email accepted resignation and concurrence from all board members effective June 21, 2013.
 - b. Management Company – Discussion about pros and cons on hiring a Management Company. Sharon to get correct number of property owners in “community” to other board members for proposal. Management company agreed to one year trial term.
 - c. Utility bills for pool and front Gate have been paid. Pool water and SEC lift station turned over to John Loupe, CDD. Timers recently put on pool pumps will help with electricity bill.
 - d. Street Monitor/Gate Greeter days and hours have been changed varying days during the week but keeping Friday, Saturday and Sunday for each week – total 48 hours per week. Discussion about pay. Motion passed (made by Smith, second by Landry) to increase his pay to \$10.00 per hour starting next pay period. Recent A/C purchased for gate building.
 - e. Discussion about developer owned properties brought into “community” (PC&Rs). Meeting with Claude Penn is in the works but difficulty working around availability, Maurice has lead. New Association has been formed for 6 lots and Tract X close to proposed marina, right side of road approaching the Carter House.
 - f. Security Lights on Winder Road tabled for next meeting.

Old Business:

Other

1. Next CPCA board meetings 6:00 PM in the Carter House –Aug 6, Sept 11

Meeting Adjourned by Danny Gendusa
Minutes submitted by Sharon Lietzke