

Carter Plantation Community Association Board of Directors Meeting Minutes
September 11, 2013

I. Call to order

A. Maurice Welsh, President called to order the meeting of the CPCA Board of Directors at 24196 Snowy Egret Cove

B. Roll Call: Maurice Welsh conducted roll call. The following persons were present: Maurice Welsh, Amber Landry, Danny Gendusa, Melanie Irwin, Ricky Juban, and Lesley Boyd (representing Mr. Penn)

II. New Business:

ARB Activity

Lot 25 has finished landscaping and the final project has been approved as adequate by the ARB
Lot 153 Mr. Penn is constructing another home, no deposit is required for review fee because the plans have already been approved on a previous construction project.

Lot 8A does not have sod. John is following up with the property owners.

Finances

Amber gave most recent balance from bank statements.

Legal

Motion by Danny Gendusa second by Amber Landry and board approved unanimously to let Don Miers, attorney at law, know not to continue with the filing of liens for the CPCA. Our management company will take care of this issue from this time forward.

Motion by Danny Gendusa second by Amber Landry and board unanimously agreed to lien all eligible properties that do not already have a lien and begin process to seize properties with a lien. The only exception at this time is lot # 1A because of lot size legal issues.

Motion by Danny Gendusa second by Amber Landry and unanimously passed by the board that the management company will explore all of our legal options with the Villa owned by Rick Priest that is being used as a rehabilitation facility by Brain Restoration Wellness Center. The board feels this is a hazardous situation for the residents of Carter Plantation.

Maintenance

Motion by Amber Landry and 2nd by Danny Gendusa to purchase a truck load of sand for use at the entrance of Fairway Gardens. The goal is to install pavers but the sand needs to settle first.

Other

Next board meeting October 15, 2013, 5:30 pm at the Carter House. We will review the budget for next year to be approved at the annual homeowners meeting which is set for November 20 @7:00pm.