

Carter Plantation Community Association
Board of Directors Meeting Minutes
August 21, 2012

Call to order:

Maurice Welsh, President called to order the meeting of the CPCA Board of Directors at 24196 Snowy Egret Cove 6:00 PM

Roll Call:

Maurice Welsh conducted roll call. The following persons were present: Maurice Welsh, Amber Landry, Allen Pender, Clark Ellis, Sharon Lietzke, Melanie Irwin, John Munding and Ricky Juban.

Old Business:

Motion passed to approve June 3, 2012 and July 9, 2012 board meeting minutes with the exception that the fine to property owner of 16A for landscape violations is \$2400 and not \$2500 on June 3 minutes.

Motion passed to accept Tom Perry resignation. Position will be filled in November during annual membership meeting.

Lot 16A – property owner has not responded to certified letter sent on \$2,400 violation fine. John and Maurice to meet with CPCA attorney on proceeding with legal action. Chronological order of events has been documented.

New Business:

ARB Activity

- 8A has been sold and improvements to the property are underway.
- FW-G mailboxes: it was brought up by a new property owner in FW-G about violations on non-CP mailboxes. Sharon to send letter to property owners with Mailbox form.
- FW-G Fence on new owner property has been approved and is underway.

Finances:

- Amber gave most recent balance from bank statements. Went over how many property owners still have outstanding dues. We are at over 98% of budget collected for 2012.
- Motion to add Amber Landry to signature card. Along with Amber, Maurice, Allen and Sharon will have signature authority. New card is at bank ready for signatures.
- Motion passed to pay CPA \$200/mo until December 2012. This is a recent increase from \$150/month. Proposal from Sharon and Amber will be discussed at next meeting.
- Motion passed to compensate board members at \$50 per meeting for attendance and action item follow through. Board members consist of CPCA, ARB and appointed members. Compensation will begin at next board meeting.
- Golf tournament proceeds will be disbursed: \$2000 to Springfield Fire Department and the remaining \$8,000 to HCHS.
- Tabled suggestion about Property Management Company until 2013

Dues:

- Motion passed to lien properties that are not in good standing. Demand letters sent August 8, 2012. Letters and list will be turned over to legal beginning of September.

- Letter from property owner attorney about previous agreement to waive dues was discussed. Issue has been discussed with property owner representative multiple times and documentation to waive dues was never submitted to CPCA. Liens will proceed with others in September.
- Per recorded agreement with FW-G property owners, invoices sent to FW-G property owners that currently have leases.
- Letter to property owner, now in good standing with CPCA but still has liens on property will be sent to owner of 165. Removal of lien cost is not included in CPCA dues and with CPCA attorney.
- Previous communication to property owner of 129 about lien informed property owner of fee to remove lien.

Maintenance:

- Motion passed to hire FH&L landscape to mow the common areas of Fairway Garden now that all properties are in "community" and under PC&Rs.
- Simoneaux new construction is in process of landscaping. Approval for property owners to move in before landscape completion was granted with the latest abundance of rain and inclement weather.
- Sharon to contact FH&L about keeping up with FW-G common area.

Fast Track Violation letters sent to:

Melanie went over status of Fast Track Violations.

- Motion passed to paint front iron work by entrance gate and not wait for CDD. Sharon to contact painter about painting entry gate iron work.
- Sharon will look into gift to street monitor.
- Maurice to speak to Melanie about sending letter to owner of #180 about dead tree on property.

Pool:

- Motion passed to have Jacob Williams monitor pool entry. Hours are 12-7 on Fri, Sat, and Sun.
- Rules have been emailed to all property owners and posted at gate.
- The "ownership" of the pool is still pending and until everything is finalized with the CDD & CPenn, hold on spending CPCA funds for any capital improvements.
- Maurice has lead on changing lock to key lock. Keys will be non-duplicated. Since season is close to end, it will be ready for 2013 pool season.
- Maurice to meet with Andrew Day and CDD representative to clear up pool ownership.
- Maurice to contact insurance company about possible extension of General Liability policy to include pool for CPCA.

Other:

- Next board meeting September 26, 2012, 6:00 pm and November 7th 6:00 PM at Welsh residence.
- Annual membership meeting set for November 14 in Atrium. Sharon to contact Missy to reserve.

Maurice adjourned the meeting. Minutes submitted by Sharon Lietzke