

Carter Plantation Community Association  
Board of Directors Meeting Minutes  
September 26, 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:

1. Motion passed to approve August 21, 2012 board meeting minutes.
2. Letter sent to property owner of #165 that still has liens on property.
3. Maurice getting quotes from insurance company extending General Liability policy to include pool for CPCA.

New Business:

ARB Activity

1. 8A improvements to the property are underway. Scaffold has been up for a while and item tabled until next meeting. Sharon to get contact information to owner to John M.
2. FW-G mailbox violation: it was brought up by a new property owner in FW-G about violations on non-CP mailboxes. Melanie to send violation letters.
3. Lot #134 – John Munding to send new construction application to property owner.
4. Lot 16A – property owner has not responded to certified letter sent on \$2,400 violation fine.
5. Motion passed to send bill to property owner of 16A along with copies of letter sent since property owner is in violation of PC&Rs by not submitting landscape plans prior to major changes in landscape.

Finances:

1. Amber and Sharon gave most recent balance from bank statements. Due to past due collections, we have reached 100% of projected income for 2012.
2. Motion passed to keep CPA until end of 2012. Motion passed for Amber and Sharon to keep books starting in 2013 paying each \$50/month savings of \$100/month for CPCA.
3. Motion passed to reimburse owner of #78 for construction deposit. Amber to send check.

Dues:

1. Motion passed to start lien process for 3 properties in Fairway Gardens that have not paid dues. Recorded agreement states that dues will be waived until unit is sold or leased. Demand letters will be sent to start lien process.
2. Lien documentation has been turned over to attorney on lots 1A, 167, Meyer construction x 11 lots, 52, 22, 141
3. Maurice will follow up with attorney on status of last FW-G property owner brought into PC&Rs needed (3 lots).

Maintenance:

1. Fast Track Violation letters:

Melanie went over status of Fast Track Violations.

Motion passed for Melanie to contact FH&L Curb Appeal to mow lots in violation that have not responded to violation notices. Amount owed will be added to invoice at end of year.

Dead tree on #180 has been removed.

Street cleaning violation will be forwarded to CDD.

#134 sink hole will be forwarded to CDD.

Maurice to contact Real Estate agent on sign violation lot #180.

2. Front gate painting complete.
3. Guard building has been cleaned and getting quotes on interior painting.
4. Sharon will look into gift to street monitor.
5. Landscape beds have been cleaned. Next year adjustment to contract for once a month cleaning during summer months.
6. Bill submitted and approved for cleanup after Hurricane Isaac and will be put against reserve fund.
7. FH&L contacted about keeping up with FW-G common area. Sharon to contact FH&L about area on right side of lot #5.

Pool:

1. Closes October 1, Maurice to contact Jacob to cancel pool monitoring service until next year.
2. Maurice getting quotes from insurance company extending General Liability policy to include pool for CPCA.
3. Motion passed to get key locks changed at pool. Maurice has lead. Approximately 200 keys will be non-duplicated.

Other:

Next board meeting November 7<sup>th</sup> 6:00 PM at Welsh residence.

Annual membership meeting set for November 14 in Atrium. Missy has been contacted, Sharon will put together a power point presentation.

Maurice adjourned the meeting. Minutes submitted by Sharon Lietzke