

Carter Plantation Community Association
Board of Directors Meeting Minutes
November 7, 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, John Mundinger.

Old Business:

1. Motion passed to approve September 26, 2012 board meeting minutes.
2. Maurice has lead on pool ownership. Motion passed to accept pool if "given" the opportunity. Capital improvements, grate, among other items will be needed if CPCA takes ownership.
3. Insurance quote of \$600 for extending General Liability policy to include pool for CPCA has been received.
4. Maurice will coordinate changing of pool lock to key lock, 200 non-duplicated keys will be needed.

New Business:

ARB/Violation Activity

1. Lot #146 has been mowed by FH&L; bill sent to property owner and will be included with 2013 dues invoice.
2. Lot #34 prospective new property owner addressed board for variance to sub-contract home construction. Official variance request is needed. John Mundinger in communication with property owner.
3. Lot #134 – Construction deposit and review fee have been received. Maurice in contact with CDD on concerns of dirt & sand washing onto street. ARB is reviewing plans.
4. Lot #16A – certified invoice w/violation finding and fine of \$2400 will be sent with November 30 deadline.
5. FW-G – until all properties are brought into PC&Rs, enforcing PC&Rs will be difficult. Maurice to meet with legal on status of bringing all properties into PC&Rs.
6. Lot #121 – motion passed to send violation finding for sea-do and trailer in front yard.
7. Maurice and John have lead on communicating with Real Estate company selling lots for new owner of Carter Plantation. Suggestion of additional ARB member from company representative was well received by CPCA Board.
8. Maurice has lead on communicating with Andrew Day and Leslie Boyd about bringing the bulk land into PC&Rs (Tall timbers, Lake Simeon North and other areas).

Finances:

1. Recent checkbook activity and balance has been emailed to all board members.
2. Construction deposit has been returned to owners of #78.
3. Actuals and year end projections discussed and since spending was kept to a minimum and work performed by board members and community, running under budget has been maintained.
4. \$10,000 will be transferred into reserve fund from 2012 budget.

5. Motion passed to spend \$10,000 on CP Beautification. Maurice and John have lead on getting quotes. One area taken into consideration is along Carter Cemetery Road before gate.
6. Motion passed to ratify 2013 budget approval.
7. Motion passed for 2013 dues to remain at \$850.00
8. Motion passed for 2013 Villa dues to be 1533.33 with 683.33 waiver. Note about summer pool abuse and new key lock will be included.
9. 2013 invoices will go out around December 10, with due date of January 15.

Dues:

1. Liens have been filed for 167, Meyer construction x 11 lots, 22, 141.

Maintenance:

1. Pool – Motion passed to replace pump for kiddie pool \$300.
2. Allen has lead on street cleaning. More than sweeping is needed in certain areas.
3. Motion passed to use \$1000 in remaining landscape bed maintenance for boulder rocks in front of signs. Sharon will contact Classic Landscaping
4. Motion passed to extend contract with FH&L for 2013 mowing, trimming, blowing.
5. Motion passed to extend contract with Classic Landscape for 2013 Landscape bed maintenance. Schedule for year expectations by month will be included in contract. Sharon will modify contract.
6. Motion passed to get paid assistance for Christmas decorating. Maurice and Sharon will coordinate.
7. Sharon to contact Andy for Christmas banners at the end of November.

Other:

CPCA Annual Membership meeting – November 14, 6:00 PM
Carter Plantation Open House – November 16, 10:00 AM – 4:00 PM
Elvis Experience – November 30, 6:30 PM in Magnolia ball room
Progressive Dinner Party – December 15, Trevathan's will host appetizers; Guidry's will host dessert and ornament exchange.

Maurice adjourned the meeting. Minutes submitted by Sharon Lietzke