



CARTER PLANTATION

Community Association, Inc.

P.O. Box 688, Springfield, La. 70462

CPCA Minutes

January 16, 2019

All board members in attendance.

The meeting was called to order by Dominick Gendusa at 6:01pm.

- Jason Hawkes made a motion to approve meeting minutes from 12/18/18 and 1/9/19, Kevin Grace seconded, approved unanimously.
- Jason Hawkes made a motion to nominate Dominick Gendusa as President of the board, Kevin Grace seconded, approved unanimously.
- Jason Hawkes made a motion to nominate Andy Turcotte as Secretary of the board, Kevin Grace seconded, approved unanimously.
- Jason Hawkes made a motion to nominate Kevin Grace as Treasurer of the board, Matt Stanga seconded, approved unanimously.
- Kevin Grace made a motion to nominate Jason Hawkes as Vice President of the board, Andy Turcotte seconded, approved unanimously.
- Kevin Grace gave the financial report:
 - Thru November 2018 the CPCA had \$167,078.41 cash on hand (in all accounts)
 - Thru November 2018 the total income for the CPCA was \$159,351.36, including \$140,062.90 in CPCA dues.
 - Thru November 2018 the total expenses were \$131,541.58.
 - Kevin Grace is estimating a total net income of about \$9,000 for all of 2018.
- Jason Hawkes reported a meeting with the Villas owners will be scheduled soon to discuss the changing expectation on collecting the CPCA dues.
- Dominick Gendusa reported the new security cameras are operational and will be available to be monitored via phone app soon.
- Dominick Gendusa reported that Progreen Lawn & Landscape has accepted a service agreement with the CPCA to start 2/1/19
- Dominick Gendusa led a discussion regarding new beautification goals for 2019:
 - Bids are being accepted for the corner of Carter Cemetery and Winder.
 - Bids are to be solicited for the design and instillation of the Fariway Gardens courtyard.
 - Bids are to be solicited for the design and instillation of Cemetery frontage with the goal of trading landscaping for the implementation of visitation hours with the cemetery.
- Andy Turcotte reported that the CPCA record digitation project is in progress and will be reported on at the next session
- Dominick Gendusa, with board input, reported that numerous lights in the hole 11/13/17 lake fountain and the tree lights near the guard house will need to be replaced with service by the clubhouse staff but the materials will be provided by the CPCA
- Dominick Gendusa announced and a brief discussion occurred about the following topics that interested the CPCA membership from a written inquiry at the annual meeting. They were, in

order of interest, Beautification, increase security guard hours, new street signage, playground, street sweeping and speed bumps. Other named topics of interest to the CPCA members were hosting a 5K or 10K charity race, the creation of a burn pile, creating a disaster security plan, making a splashpad and installing a speed bump near the pool.

- Kevin Grace reported he will submit paperwork to the CDD for speed bump partial reimbursement.
- Dominick Gendusa reported he will get with Ronnie Morse regarding getting temporary LPSO speed detection in the neighborhood.
- The following compliance issues were reported by Dominick Gendusa:
 - Lot 168 – High Grass
 - Level Homes – clean streets and cease burning trash.
- No ARB report.
- The following questions were taken and answered by the board:
 - Can we light the trees on Carter Cemetery Road? Answer: We will look into it.
 - Can the white columns at the corner of Carter Cemetery Road and Winder be cleaned? Answer: We will forward request to beautification committee.
- Mike Simeneaux with the CDD was given time to address the CPCA board but no perinate business discussion was required.
- Jason Hawkes motioned to conclude the meeting, Kevin Grace seconded, approved unanimously.