



Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

1/21/2020

All board members in attendance.

- The meeting was called to order by Dominick Gendusa at 5:59pm
- 2020 board positions were elected by the board members.
 - Jason Hawkes nominated Dominick Gendusa as President for 2020. Motion was seconded and approved unanimously.
 - Dominick Gendusa nominated Jason Hawkes as Vice President for 2020. Motion was seconded and approved unanimously.
 - Dominick Gendusa nominated Rob Logan as Treasurer for 2020. Motion was seconded and approved unanimously.
 - Dominick Gendusa nominated Sherill Pearson as Secretary for 2020. Motion was seconded and approved unanimously.
 - Matthew Stanga will maintain the “at large” position of Director.
- Jason Hawkes makes a motion to approve minutes from 12/17/2019. Rob Logan Seconds the motion. Passed unanimously.
 - Financials for November & December 2019 were not ready. November, December and January will be presented at February meeting. Rob Logan made a motion to defer financials until February meeting. Motion was seconded and approved unanimously.
- Jason Hawkes made a motion to continue with Phil Hebert CPA for the 2020 year. Matthew Stanga seconds. Passed unanimously.
- Dominick Gendusa discussed the need to renew the Directors & Officers Insurance. Total cost for the year is \$6605.55. Same terms as the previous year due to ongoing lawsuit. Jason Hawkes made a motion to renew the insurance. Sherrill Pearson seconded. Passed unanimously.
- Dominick Gendusa discussed obtaining property coverage for the lease agreement. Coverage is in effect.
- Dominick Gendusa discussed the need for the disaster plan. Asked Sherill Pearson to start formulating a plan for how to use the emergency funds in a disaster situation.
- Dominick & Jason discussed adjusting the hoteling villas dues down to \$850 per villa after reviewing the savings that they had provided to the community. Saved community \$10,202.
- Dominick Gendusa mentioned that there are no material updates on the lawsuit at this time.
- Dominick Gendusa reviewed the big projects for 2020. Gym is on schedule and pending approval from the fire marshals office.
- Dominick Gendusa reviewed the bid to remove all landscaping around the pool ahead of the reno. Approximately \$5900.

Dominick Gendusa mentioned that the beautification around the frontage of Carter Cemetary in exchange for visiting hours.

- Dominick Gendusa asked the ARB if they have heard anything about upgrading the landscaping for level homes that have been built and do not meet the requirements. Also, Dominick asked that we make all driveways wide enough to accommodate two cars wide for future construction.
 - ARB Report: copy passed to board of directors.
 - CPCA asked Travis Hood to get the mailbox replaced for the one that was damaged during clearing of lots. Also, they need to get the lawn fixed that was damaged on carter cemetery rd.
 - Mike Simoneaux reported on the cable boring issues in the 4th filing. Specifically, the breaks in the sewer lines.
 - A question from the audience was asked by Bill Bennet.
 - He is still looking for a copy for the contract between CPCA and the pool manager. A copy of the signed agreement will be located and forwarded to him.
 - He questioned the approval of the signed lease agreement between CPCA and Bobby Waters. The issue will be ratified at the next board meeting.
- Jason Hawkes made a motion to adjourn the meeting at 7:00, Matt Stanga seconded, passed unanimously.