



CARTER PLANTATION

Community Association, Inc.

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

CPCA Minutes

March 19, 2019

All board members in attendance with the exception of Matt Stanga and Andy Turcotte.

The meeting was called to order by Dominick Gendusa at 6:07pm.

- Waiting on minutes from February meeting.
- Kevin Grace gave the financial report:
 - Thru February 28th the CPCA has \$92,119.71 in savings and \$133,746.89 in checking.
 - Thru February 28th the total income for the CPCA for February was \$32,280.04, including \$99,565.07 in CPCA dues.
 - There were no major expenses in February.
 - 128 homeowners and 4 Villas have paid dues. Kevin Grace to determine what parties have not paid dues after consulting with the CPA.
 - Jason Hawkes motioned to approve the financials from January, Dominick Gendusa seconded, unanimously approved.
- Dominick Gendusa asked Linda Simoneaux to ask for volunteers for Annual golf tournament via monthly news letter. Is the email list getting updated from the current spreadsheet tracker? Need to make sure it is updated as property owner changes occur.
- Dominick spoke with attorney representing CPCA in lawsuits. No material updates at this time. Still ongoing.
- Dominick Gendusa will reconnect with IPSC to get replacement DVR with new HDMI port.
- Dominick Gendusa reported that due to ongoing negotiations with CPCA Gym and Pool, we will only be allocating 15% of the budget as previously planned to keep the pool safe, clean and operational throughout the pool season. No monitors, no manager. Pool beautification will be done through the help of the community if needed. The pool season is to open the first weekend of May pending the pool being clean and operational. The pool is to be open weekends only in May and fully open starting in June.
- Dominick Gendusa reported that a meeting set with tropical pools to review cleaning and mechanical needs to have pool ready on time.
- Dominick Gendusa gave a beautification updates:
 - 18 lights replaced around guard shack and under oak trees. Switched to LED bulbs. Two burnt out housings, have a plan to replace at no cost by repurposing two other housings.
 - Garden has been installed at Carter and Winder.
 - Annual mulch has been completed.
 - Bid received for Fairway Gardens drainage/beautification project received. \$3715. Mike Simoneaux from CDD expressed the needs for improved drainage on main street. They are looking at options. Jason Hawkes proposed questions about future thoughts to improve parking issue in FW Gardens. Limestone parking area or more concrete. We need to reach out to owners of center/common area to ensure we are ok to grade it out beautify it.

- Second bid received – remove and replace hedges in the front of carter cemetery. Total cost \$4240. This will be done if the cemetery agrees to establish set visiting hours.
- Dominick Gendusa reported the CPCA is working with CDD to have streets cleaned in the entire neighborhood. CPCA and CDD will split cost. CDD is coordinating the effort.
- Dominick Gendusa reported that another project is in the works that came out of the annual meeting suggestions. We are looking to upgrade all of the signage in carter plantation. This will be a cooperative effort between CPCA and CDD. Bids are being collected. Initial estimate \$37,000. This is the high mark. 49 signs initially but total could go down depending on the inclusion of Carter Cove signs. Work in progress. More to come.
- Dominick Gendusa reported he received a call from a homeowner about golfers crossing the property owner's yard on hole 11 Tee Box. Decided that this is between the golf course and property owner. We will help with communication efforts between the two.
- Dominick Gendusa reported on the following compliance issues:
 - Lot 193 was sent a notice about the boat being parked in the driveway. Has since been moved.
 - Lot 160 – improper real estate sign. Violation notice being sent out.
 - Lot 146 – high grass. Violation Notice being sent out.
 - Lot 122 – High grass. Violation notice being sent out.
 - Lot 57 – High grass. Violation notice being sent out.
 - Lot 288 – High grass. We are unable to enforce due to 4th filing issue.
 - There is a hole in the ground near villas from Modad. Huge liability issue. Mike Simoneaux with CDD will look into it.
- John Mundinger gave ARB report:
 - 3 houses are under construction on lots 132,150,180.
 - Hydrant was moved on Monarch Point.
 - Three additional houses are underway on Monarch Point.
 - Level Home has now built 19 total homes. 11 were finished and occupied. 3 finished and for sale. 5 more are in progress of which 3 are presold. No contact from Level or Bobby Waters.
 - Lots 136-138, 140-142, 148, 151-154 were sold to Greyhound Holdings.
 - Individual sale – Lots 122, 81
 - Lot 280 sold to Level homes.
 - Lot 246 was sold to homeowners from Level Homes
 - Carter Cove lots were sold.
- The following questions were taken and answered by the board:
 - What is being done about the use and orientation of the new homes being built on Monarch Point? Answer: They will be fixed, not sure if they are being built to lease.
 - When is the golf tournament? Answer: Likely June.
 - Will there be a dues raffle? Answer: Yes.
- Jason Hawkes motioned to conclude the meeting at 6:43pm, Kevin Grace seconded, approved unanimously.