

# Minutes from March 20, 2018 CPCA Board Meeting

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All in attendance with the exception of Andy Turcotte

605pm Meeting called to order by Dominick Gendusa

- Jason Hawkes made a motion to approve Feb meeting minutes, seconded by Kevin Grace, all in favor
- Kevin Grace gave financial report out (attached).
  - o \$2500 deposit added to report from 3 homes on Monarch Point
  - o 130 owners paid dues, 41 owners have not and 2 sent to Community Management. We are in the process of collecting the 2 sent to Community Management
- Jason Hawkes will draft a proposal for the Villas that are on a nightly/weekly rental basis that outlines how we will assess their dues going forward. Meaning, have a floor and ceiling for dues each year with credit given to them based on discounts assessed to the community members for usage
- Pool was inspected by Tropical Pools and needs a chorine analyzer. Other than that it is good.
  - o Livingston Golf now owns the pool and we have a management in place to manage the pool.
  - o Maurice Welsh makes a motion to accept Tropical Pools bid, seconded by Jason Hawkes, all in favor
- Grounds Maintenance:
  - o 2 quotes from Massengale, one to mulch the pool area and another to mulch the common grounds. (attached) Board stated we will plan for the community to mulch the pool area and a motion was made by Maurice Welch that if the quote was no higher in price than 2017 we would approve common grounds mulch, seconded by Jason Hawkes, all in favor.
  - o John Mundinger will get a copy of landscaping master plan to the board.
- CPCP Golf Tournament is still in need of sponsors. Hole in One is sponsored by Bill Hood
- CPCA security:
  - o Cost of decals for vehicles is \$734 for 500 decals. Each home owner will get 2 decals and each property owner without a home will be offered 1 decal. Each additional decal will cost Home/Property owner \$2.50 per decal. Jason Hawkes makes a motion to purchase the decals, seconded by Kevin Grace, all in favor. Dominick Gendusa will contact Sign World and place the order.
- Security:
  - o Two quotes on camera system from Tommy's Lock and Alarm and also Interparish Security. Dominick Gendusa will review quotes and outline differences.
  - o The cameras will possibly be placed at guard shack entrance and exit, curve, club house, event center and pool area.

- Guards from Interparish are \$15 per hour compared to the \$13 per hour we currently pay. If we sign a 2 year agreement we get up to 20 “swipe” locations throughout the community for the guard to swipe while making rounds. This would be randomized each night and also have a time and date stamp.
- Dominick Gendusa will contact the parish in reference to where the roads become the CDD property and what can be done at the front entrance.
- Dominick Gendusa will contact cemetery admin/owner to establish visiting hours.
- Fountain :
  - Inspection done, found that lights were missing and needing replacing at a cost of \$128.62 and they are available at Notoco. The pump is “OK” for now. CPCA owns pump and golf course pays the electric bill. The board will begin researching for pump replacement or rebuild. Kevin Grace will secure lights and golf course will do the replacing.
- The board is reviewing protocol for compliance issues. CPCA is awaiting the new PC&R’s and will begin notifying residents of violations.
- John Munding offered to rewrite verbiage in the ARB portion of PC&R’s to assist with regulation of violations until the new PC&R’s are in place. The community will be notified of the changes and ask to provide feedback.
  - Kevin Grace made a motion to have John Munding draft the ARB portion of the PC&R’s for the boards review. Motion seconded by Jason Hawkes, all in favor.
- ARB Report:
  - Lots 26, 245, and 13a are complete
  - Stanga lot is complete
  - Deposit is held on 3 properties located on Monarch Point until complete, board also needs a copy of lease before deposit returned
  - Lots 132 and 134 should be submitting plans soon
  - Lot 115 sent site plans
  - Gene Powell will place glass enclosure on back porch and also add a pergola.
  - Level Homes started construction on 5 lots, pre-sold lot 251, received plans and ARB review check. Plans are 3100sq foot two story home. Level has also cleared 4 other lots. They request for signage to be placed for way finding to their homes locations. ARB requested Level Homes to use Carter Plantation approved signage.
- Questions:
  - Level Homes price per square foot? \$104 sq ft base and most are \$125sq ft and higher bc of upgrades. The current level homes under construction all have upgrades.
  - Level web site says “sod in front yard”? John Munding spoke with Level and they stated they are placing sod and landscaping in front and back yards of these homes. The backyard landscaping was not approved by the ARB and they are working through the variances
  - Does the CPCA always have legal counsel present at the meetings with Level Homes? No, the CPCA does not always have counsel at the meetings but does consult with counsel when needed.

- Why are there constant variances when it comes to Level Homes? The ARB has the authority to grant up to a 12% variance depending on the situation. These homes are all within this %.
- Motion made to adjourn meeting by Jason Hawkes, seconded by Kevin Grace, all in favor.

Meeting adjourned at 811pm

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