



CARTER PLANTATION

Community Association, Inc.

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

CPCA Minutes

May 15, 2018

All board members in attendance except for Maurice Welsh and Andy Turcotte.

The meeting was called to order by Dominick Gendusa at 6:06pm.

- Jason Hawks made a motion to approve April meeting minutes, seconded by Kevin Grace, all in favor
- Kevin Grace gave financial report:
 - As of March 31st there was \$228,896 in checking and savings accounts.
 - Accounts Receivables \$137,552
 - Accounts Payable \$321
 - There was a small miscoding involving the pool manager / monitor, accountant to fix upon being made aware of the issue.
 - As of April 30th there is \$135,558.21 in checking and \$92,029.29 in savings.
 - 142 Lots have paid their 2018 dues, 7 are not in the PC&R
 - 15 Lots have not paid their 2018 dues
- Kevin Grace gave report on 2018 golf tournament:
 - 59 players, 38 sponsors
 - \$14,290 collected
 - \$8,302.67 expenses
 - \$6,086.33 to be given to beneficiaries
 - \$1,670 raised with HOA raffle, which Judy Sharp won, \$820 to be given to the social committee
- Semi-Annual Meeting tentatively set for 6pm on 6/29 at the Clubhouse.
- Jason Hawks to draft letter to the villas regarding 2019 dues, via counsel.
- Dominick Gendusa is verifying if golf club has purchased new fountain pump.
- Dominick Gendusa gave report on security:
 - Guard to be supplied with resident list
 - Car sticker program going well
 - Seeking solution to power cameras at the corner of Winder and Carter Cemetery
 - Seeking source for New Orleans style pole to hang cameras / lights from
 - Inner Parish Security will dispatch our guard to homes in alarm within the CPCA
 - Andy Turcotte to follow up with Charter to determine installation costs for Internet/Phone
- Dominick Gendusa discussed plans to consolidate CPCA records to digital format to take place summer 2018 by Andy Turcotte.
- Dominick Gendusa discussed plans to rework the CPCA website.
- Dominick Gendusa led a conversation on how to revise wording and content in the PC&Rs.
- John Munding gave ARB report:

- Landscape variance given to Antisan lots on Monarch Point due to their location on the edge of the neighborhood.
- Lot 132: Some setback intrusions allowed due to odd lot geometry and high quality of the planned homes.
- Level Homes: 3 houses nearly complete, 4 formed slabs, 10 additional homes have been pre-sold.
- 51 lots are currently cleared in Tall Timbers by CMP Families
- Dominick Gendusa led a candid conversation involving several residents regarding bringing in the Tall Timbers area into the PC&Rs and the current hardships experienced during the transition period.
- Dominick Gendusa answered several questions submitted before the meeting.
- Dominick Gendusa gave a statement on the ownership of the pool.
- Jason Hawks made a motion to end the meeting, Kevin Grace seconded, all in favor.

Dominick Gendusa adjourned the meeting at 7:44pm.