



Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

CPCA Minutes

June 18, 2019

Meeting called to order at 6:04 pm.

- Board members present, Dominick Gendusa, Kevin Grace, Matt Stanga
- Board members not present, Jason Hawkes, Andy Turcotte
- Kevin Grace made a motion to approve the minutes from the meeting on 5/21/2019. Matt Stanga seconded the motion. Passed unanimously.
- Kevin Grace reviewed two months' worth of financial statements.
 - As of April 30th 2019, \$92,143.59 in Savings. \$141,259.15 in Checking.
 - As of May 31st 2019, \$92143.59 in Savings. \$133,545.93 in Checking.
 - Major expenditure out of normal, due to General Liability renewal. At approximately \$9,000 in insurance costs this year.
 - 141 Dues have been paid, including Villas. We still have outstanding dues. Kevin will get with CPA before next meeting in order to review outstanding dues by lot number.
 - Matt Stanga made a motion to approve financials for April and May 2019. Kevin Grace seconded. Passed unanimously.
- Dominick Gendusa gave an update on the ongoing lawsuit filed against the CPCA. Some progress has been made as far as moving the process along. However, no clear outcome is available at this time.
- Dominick Gendusa mentioned that we are still waiting on Tropical Pools to label pool equipment as well as perform a leak detection for the kiddie pool. Instructed treasurer not to pay the invoice for recent work until the entire job is complete.
- Dominick Gendusa discussed the lighting issues we not have. A boring contractor for AT&T severed the electrical lines that powered the up lights for the oak trees. Will be a long term issue and will require more follow up with AT&T to get a response from them. So far, we haven't received a response from AT&T. Next step is to find out if anyone pulled permits for the work done on the week of June 1st.
- Dominick Gendusa gave an update on the work that was contracted for beautification. Columns at the guard shack were power washed. Brick columns at the corner of Carter Cemetery & Winder as well as the ones going into lake simeon were washed and repainted. Bushes were trimmed at the pool and the pool was power washed.
- Cooperative endeavor with the CDD on new signage will be underway soon. Estimated start date after 7/1/2019. 30 day lead time with a 1 week completion time.

- Dominick Gendusa discussed that Level Homes is complying in certain areas with regards to construction compliance. After our request, the implemented debris fences and the use of trash collection areas.
- Dominick Gendusa discussed a request that was brought to the board. Villa 3 had a potential buyer that wanted to convert the Villa to an assisted living facility. The initial response from the board was “no”. The representatives for the assisted living facility were supposed to show up at the meeting. The cancelled and later informed the board that the deal had fallen through.
- Dominick Gendusa reviewed the following compliance issues:
 - 16A was sent a notice about a boat parked long-term in the driveway on 6/7.
 - 13A was sent a SECOND notice about parking on the lawn on 6/7
 - Lot 146 was found to have high grass. They will be sent a letter.
 - Out of compliance for sale sign on monarch point by DaCoach realtor. Will address with the realtor to have the sign revised per our standards.
 - A homeowner was sent a letter regarding a violation of pool rules. Pool rules will be revoked if another infraction incurs.
- Dominick Gendusa discussed with Kevin Grace the two liens that need to get cancelled on lot 159. Dominick will get a check from Kevin to take to the court house and have the liens cancelled.
- Question from the floor:
 - Linda Simoneaux – someone asked for a second pool key. Dominick advised that a second key will come at a cost of \$25. Same as the fee for a lost key.
- Matthew Stanga raised the question about the status of the pool. We are receiving lots of complaints regarding the upkeep or aesthetic appearance of the pool. No major changes are planned until a deal is set in writing regarding management of the pool. The community as a whole needs to police the pool until a deal is reached.
- Dominick Gendusa reminded everyone that violations at the pool can be submitted anonymously via the carterplantationhomeowners.com website. You can do this from your phone.
- Mike Simoneaux discussed a possible joint venture in the future between CDD and CPCPA on renovating the wood & brick fencing inside of the gate. Dominick Gendusa advised that there are other projects in line ahead of this. Can be possibly put on the master plan.
- Kevin Grace made a motion to adjourn the meeting. Matthew Stanga seconded, Dominick Gendusa closed the meeting at 6:29pm.