



# CARTER PLANTATION

## Community Association, Inc.

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

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### CPCA Minutes

**July 17, 2018**

All board members in attendance except for Andy Turcotte.

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

- Jason Hawks made a motion to approve June meeting minutes, seconded by Kevin Grace, all in favor
- Kevin Grace gave financial report:
  - As of June 30<sup>th</sup> there was \$126,342.81 in checking and \$92,059.03 in savings.
  - Collected 132,600 in dues of the 142,000 budgeted.
  - 9 lots within the PC&Rs have not paid their dues and 9 lots outside of the PC&R that have not paid their dues for 2018.
  - 1 lot paid in July
- Dominick Gendusa gave an update of the Hole 12/13/17 pond fountain pump
  - Pump has been installed and is working, control box requires replacement.
- Dominick Gendusa led a discussion regarding the concessions of dues to Villa owners.
- Decals are to be distributed at the CPCA monthly meetings per Dominick Gendusa.
- Dominick Gendusa led a discussion on the security camera project:
  - Light pole to be installed pending electrician installing power, beatification around pole to be discussed with RCI.
  - Internet to be installed at guard house soon.
- Dominick Gendusa reported intent to continue discussion with cemetery management to attempt to create visitation hours.
- Record scanning project to commence with the arrival of Andy's exchange students
- Dominick Gendusa gave a report on the status of the community pool area:
  - Records to be kept on maintenance for pool to determine service life of equipment.
  - Sign removed from guard house to be relocated to the pool area.
  - 23550 Carter Trace is the official pool address.
- Maurice Welsh reported on speed bumps. Additional 8' bump needed at guard house. CPCA has paid for the speed bumps, need to get half reimbursement from CDD.
- Dominick Gendusa gave report on compliance issues on properties.
- Dominick Gendusa gave ARB report on behalf of John Mundenger:
  - Lots 191, 192, 193. Construction complete. Deposit to be returned shortly.
  - Lot 132. Lot is cleared, slab staked out.
  - Lot 115. In process of finishing plans.
  - Lots 42A&B to Lots 45A&B. In the works.
  - Lot 172. In process of finish plans.

- Level Homes lots. 11 homes under construction, 3 complete. 5 closings on the calendar. 55 lots cleared and some pads installed. Some complaints are being received regarding keeping the streets cleaned near construction sites.
- Input from residents:
  - We discussed using they boy scouts to re-paint mailboxes.
  - People fishing in the neighborhood, golf course to address / or sheriff.
  - Hole 1, 9 and 18 flags stolen, please look for offenders.
  - Guard house beautification ideas.
  - Trimming trees at the entry of the neighborhood.
  - Uniform house number plaques, to be researched. Will decide if a vote is needed at the annual meeting.
- Maurice Welsh made a motion to end the meeting, Jason Hawks seconded, all in favor.

Dominick Gendusa adjourned the meeting at 7:09pm.