



CARTER PLANTATION

Community Association, Inc.

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

CPCA Minutes

August 21, 2018

All board members in attendance except for Andy Turcotte.

The meeting was called to order by Dominick Gendusa at 6:05pm.

- Maurice Welsh made a motion to approve June meeting minutes, seconded by Kevin Grace, all in favor
- Kevin Grace gave financial report:
 - As of July 31st there was \$107,272.06 in checking and \$92,059.03 in savings (unchanged).
 - 1 Property has been added to the CPCA, and they've paid their 2018 dues.
 - No additional lots have paid in July
- Jason Hawkes reported on research involving historical treatment of dues for the Villas, but he recommended continuing their 2017 rate thru 2018.
- Dominick Gendusa reported on neighborhood security:
 - The guard house phone number is (225)414-0505
 - Two bids have been received for installing electricity to the future camera post
 - Beatification design and pricing around the camera post is to be planned soon
- Dominick Gendusa asked for help approaching cemetery management about creating visitation hours and potential tradeoffs we can offer. Jason Hawkes and Maurice Welsh volunteered.
- Reporting on consolidating CPCA records has been tabled until Andy's return to the meeting.
- Linda Simoneaux provided a sample welcome packet for new homeowners.
 - Dominick Gendusa requested adding CPCA restrictions to the packet.
- Dominick Gendusa gave a report on the pool
 - Annual pool closure on September 9th may be extended depending upon the weather.
 - Pool Service company to get key from Proshop.
 - Pass down log to be installed
- Maurice Welsh reported on CDD expectations on speed bump at guardhouse, no concrete bumps will be accepted. Appropriate bumps are to be ordered.
- Mike Simoneaux reported on potential street sweeping services, pricing is \$125 / hr in construction zones and \$50 / hr on established streets. Level Homes to be approached by CDD to help absorb some street sweeping costs.
- Dominick Gendusa gave report on compliance issues on properties.
 - The undeveloped lots in Fairway Gardens needs grass cut
 - Lot 145, 146, 158, 160, 178, 179, 189, 190 has tall grass
 - Lot 159, tree limbs, grass, trash
 - Street sign near cemetery has fallen down, CDD responsible
 - Covington Realestate signs are laying on the ground
 - Near tee box of 11, flowers need to be planted, CPCA responsible

- Dominick Gendusa gave ARB report on behalf of John Munding:
 - Lot 191, 192, 193, construction is complete, deposit to be returned soon.
 - Lot 132, slab poured, framing up
 - Lots 42-45, 115, 172 in planning process
 - Level Homes has 11 homes under construction, 7 complete, 4 closed in (interior work)
 - Lots 242, 243, 246, 209, 284, 251, 212, 249, 283, 213, 281 are in the works, 5 presold, 1 closed on.
- Rental property owners are requested to provide contact info of their tenants to get them on the neighborhood communication systems.
- Property sales at of August 21:
 - Lot 98 Sold
 - Lot 133 sold to Timothy and Melanie Nutter
 - Lot 101 sold to Tryan and Crena Perde
 - Lot 26 sold to Kurk Lee
 - Lot 242 sold to Angela and Mickey Ellis
 - Lot 104 sold to Soran and Elico Migant
 - Lot 120 sold to Jason and Emily Lipscomb
- Input from residents:
 - The CPCA website be operated by Dominick Gendusa in the future.
 - Hole 17 Fountain is up and running again
 - There is a complaint that the fountain is not in the middle of the pond
 - Dominick Gendusa has requested coordinates to the middle of the pond
 - Car decals are to identify CPCA members.
 - Pool address needs to be posted.
 - Port-O-Let and dumpster near the front of the neighborhood is servicing a home under active construction.
 - Status of homes not in the CPCA is being determined.
 - All variances by the ARB are put in writing.
 - Tall Timbers property owner and CPCA non-member Donna Spencer has requested that because Dominick Gendusa is in the process of purchasing a Level Home that he should not be involved with board decisions regarding Level Homes. The board has discussed this and believes as a whole no action is required.
- Maurice Welsh made a motion to end the meeting, Jason Hawks seconded, all in favor.

Dominick Gendusa adjourned the meeting at 7:07pm.