



## Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

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10/15/2019

All board members in attendance except for Andy Turcotte.

- The meeting was called to order by Dominick Gendusa at 6:05pm.
- Jason Hawkes makes a motion to approve minutes from 9/17/2019. Kevin Grace Seconds the motion. Passed unanimously.
- Kevin Grace gave the financial report: As of August the CPCA had \$92,158.46 in savings and \$126,941.88 in checking
  - Sent out 10 day demand at the beginning of august.
  - Filed liens on 9 properties. A couple were returned in the mail. Will be sent to corrected address. 2 haven't been filed.
  - Last month we collected \$10,464 in dues.
- Kevin will send a correction the CPA for an item that was mischaracterized. Jason Hawkes makes a motion to approve financials from August. Matt Stanga seconds. Passed unanimously.
- Meeting for 2020 budget needs to happen before December.
- Dominick Gendusa discussed additional information regarding the use of CDs for emergency funds. Whitney Bank did not have comparable rates to First Bank and Trust. CDs do auto-renew and there are no fees to collect your money at maturity. Also no charge to close the money market account. A follow up question for early cancellation fee on the CD will be asked to First Bank and Trust. CDs will be put into effect.
- Dominick Gendusa mentioned limited progress on the lawsuit. There are 7 total lawyers involved which is holding up coordination efforts to get things done.
- Dominick Gendusa reviewed future/ongoing beautification projects. Accent fence done at the corner of CC and winder rd. CDD has been paid for signage project. Fall color was installed by pro green.
- Dominick Gendusa reported on community compliance:
  - 2B – Parking on the lawn, notice sent
  - Lot 74, Garden needs weeding.
  - Lot 181 needs a new realtor sign and grass cut.
- ARB Report: copy passed to Dom.
  - LEVEL 29 Homes completed or in the works.
    - Perrin 180, 80% complete
    - Comer 172, dirt work started
    - Nutter 133, framing up
    - 5 Houses on Monarch Point, framed up.
    - New ARB board members met this week, John Mundinger will chair, Travis Hood will liaise between developers and ARB, Butch Marchinko will work with homeowners that have completed construction.

- Letter has been sent to the Level Homes new residents that are not in compliance with landscaping expectations.
  - Sight plan was sent in for 246.
  - John received an email from Level Homes regarding awkward shaped lots. Dominick Gendusa made it clear that our liability insurance will NOT cover any claims regarding variances given to property owners.
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- Dominick reaffirmed that the level homes in the 4<sup>th</sup> filings whose landscaping is not up to code will be required to provide a plan to bring the landscaping up to code by the end of their second year of ownership.
  - Question from a property owner regarding progress on the Fitness Center. Dominick Gendusa confirmed that although they are continuing construction, the CPCA will not spend any money on those projects until the long term agreement has been signed by Bobby Waters.
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- Jason Hawkes made a motion to adjourn the meeting at 6:22pm, Kevin Grace seconded, passed unanimously.