



CARTER PLANTATION

Community Association, Inc.

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

CPCA Minutes

October 23, 2018

All board members in attendance except for Andy Turcotte.

The meeting was called to order by Dominick Gendusa at 6:01pm.

- Jason Hawkes requested additional information concerning the Villa's exemption be added to 9/18/18 minutes.
- Kevin Grace gave financial report:
 - As of August 31th there was \$91,951.79 in checking and \$92,059.03 in savings (unchanged). As of September 30th: \$79,733.63 in checking and \$92,088.87 in savings.
 - Membership dues and ARB fees were budgeted at \$142,000.
 - So far \$133,450 has been collected, plus \$2,397.95 (prorated new members) for a grand total of \$135,847.95 collected.
- Dominick Gendusa mentioned a letter will be drafted regarding the villas discount on dues to be distributed to the villas owners.
- Jason Hawkes reported that our sign requirements will be communicated to our lot owners as violations occur. This is a change in approach in that we used to communicate violations to the realtor.
- Dominick Gendusa reported on neighborhood security:
 - Electrical lines to the new light/camera pole to be run by end of week.
 - The camera vendor to sit with the board to determine final order.
 - Pole has been ordered.
 - RCI has bid the beautification around the new pole.
- Jason Hawkes reported he had two discussions with Mr. Bergeron at the cemetery. Jason Hawkes believes we are close to an agreement on visitation hours however we are awaiting approval from the Cemetery plot owners.
- Andy Turcotte will report on the record digitation project at next meeting.
- Dominick Gendusa announced there is now a single form that is to be included in the new home owner packet with vital contact info for new community members.
- Dominick Gendusa reported the new CPCA website is active.
- Dominick Gendusa reported the Pool is still open pending weather. An indoor storage for pool equipment / furniture solution is being determined.
- Information board poles are pending removal at the guard house.
- The board reviewed properly sized speed bumps/humps.
- Kevin Grace reported on the holiday decorations at the front of the neighborhood. There is a lack of understanding regarding what is included in our current arrangement with Prestige One.
- Dominick Gendusa gave report on compliance issues on properties.
 - Lot 32, 158, 179, 217, 263, bad real-estate signs, trash on lots
 - Lot 160, grass needs cutting, limbs to be removed

- Lot 23793 Carter Trace and 30700 Blue Wing Crescent, incorrect real estate sign
- Level Homes, trash, high grass
- No ARB consideration for construction at the Webb house on hole 10.
- Dominick Gendusa will get with RCI regarding a few missed areas regarding mowing.
- John Munding presented ARB report:
 - Lot 132 – under construction
 - Lots 42-45, 115, 172, 180 in planning process
 - Lot 252 (Level Homes) has been discussed with John regarding how to place a home on a lot who's backyard backs up to adjacent side yards.
 - Carter Cove design / development outside the ARB until they are apart of the CPCA.
 - Level Homes had 11 homes built, all but two are complete, 5 are completed and unsold.
 - 3 new Level Home owners have been contacted with a request to put additional landscaping in. Lots 213, 251, 281 need to be contacted, John needs the contact info.
- Questions from property owners:
 - Can a street light be put in near Fairway Gardens? Referred to CDD, but more than likely this would not be allowed by our current P&R.
 - Can cracked roads be fixed? Referred to CDD.
 - Last meeting violations were tabled, what is the status? The board is reviewing to see if there are actionable items.
 - Are you looking for a pool manager? No.
 - Will the security guard be on premises for Halloween? We aren't sure of the schedule at this time.
- Jason Hawks made a motion to end the meeting, Maurice Welsh seconded, all in favor.

Dominick Gendusa adjourned the meeting at 6:56pm.