



Carter Plantation Community Association

P.O. Box 688
Springfield, La 70462

11/24/2020

All board members in attendance minus Sherrill Pearson.

- The meeting was called to order by Dominick Gendusa at 6:13 pm.
- Jason Hawkes made a motion to approve the minutes from September and October. Matt Stanga Seconded. Passed unanimously.
- Jason Hawkes made a motion to ratify the acceptance of the bid and signed contract from Lisa Blanchard for the 2020-2021 Board Asst. Position. Matt Stanga Seconded. Passed unanimously.
- Rob Logan gave an update on financials.
 - Balance is 109K. By the end of the month the balance will be 103K.
 - Lot 209 has been moved to resolved, check has already been cut.
 - Existing liens on Lots 15-A, 1-A. The only unresolved issue is Lot 108.
 - Rob Logan gave Preliminary Budget for 2021
 - Neighbor asked if the money from the Social Committee will roll over to next year.
 - Jason Hawkes said it has never rolled over into the next year.
 - Neighbor asked to see contract with Lisa.
 - Dominick will make signed contract available.
 - Jason Hawkes made a motion to approve 2021 Preliminary Budget for dissemination to go out in December for the Annual meeting. Rob Logan seconded. Passed unanimously.
 - Discussion of paying HOA dues online.
 - Have Melissa invoice Lots 48 & 49 in the amount of \$400 for the premature clearing and prepping.
- The Annual Meeting has been tentatively set for January 14, 2021 at 6:00 pm due to possibly being in Phase 2.
 - Possible audio-visual equipment for the meeting-or DJ Shaggy
 - Anyone wishing to submit or nominate themselves for the two Board positions coming available next year, need to submit their Bio's by December 1.
 - CPA will disburse documents for the 2021 Annual meeting by 12/15/20.
- Assistant to the Board will obtain signatures for the affidavits needed for Lots 210 & 273.
- Dominick is working with vendor to get Christmas lighting at front gate.
- The proper time for the Security Guard to notify property owners regarding suspicious vehicles or no decal will be at the Security Guard's digression.
 - Email will be sent to homeowners stating the Security Guard will be making phone calls for suspicious vehicles.
- Updates on Lawsuits against CPCA: Motion for Summary of Judgments set for Jan-Feb 2021.
- Lot 252 will comply with landscaping. John Munding will follow up.
- Dominick will find out the Lot numbers for the homeowners that took the cash option and determined if they brought the landscaping up to code.
- Possibly additional cameras at pool and Gym.
- Jason Hawkes made a motion to accept the additional \$400 proposal to remove crepe myrtles and holly trees around the pool. Matt Stanga seconded. Passed unanimously.
- Playground, walkway, fence - John and Dominick are coordinating with Miracle playgrounds for bids. Right now, the cost looks to be less than 50-60K.
 - Dom spoke with McLin Taylor about re-plating the property lines per the agreement.
 - Ballpark cost of \$2000 or less.

- Beautification 2021
 - Snowy Egret and Wild Iris cul-de-sac beautification
 - Revamp Snowy Egret entrance beautification
 - Revamp Blue Wing Crescent beautification near alligator pond, 4th filing
- Lot 146 Missed deadline. The vendor will be paid for cutting grass, and the Homeowner will be billed.
- John Munding will look into (and determine) plastic play sets in backyards.
- John Munding gave ARB report.
 - John Munding and Dominick Gendusa addressed the complaint made about the homes on Monarch Point.
- Jason Hawkes made a motion to adjourn the meeting at 7:04 pm. Rob Logan seconded, meeting adjourned.