



CARTER PLANTATION

Community Association, Inc.

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

CPCA Minutes

April 16, 2019

All board members in attendance.

The meeting was called to order by Dominick Gendusa at 6:04pm.

- Jason Hawkes made a motion to approve the minutes from February and March, Kevin Grace seconded, passed unanimously.
- Kevin Grace gave the financial report:
 - As of March 29th the CPCA cash assets are \$152,092.88 in checking and \$92,143.59 in savings.
 - 134 homeowners and 9 villas have paid their 2019 dues.
- Dominick Gendusa announced the mid-year meeting will be June 20th. The dues raffle winner will be announced that night. The clubhouse dining room will be open for dinner that night.
- Dominick Gendusa announced the golf tournament will be on June 21st with an afternoon shotgun start.
- Dominick Gendusa reported there is no update on the litigation the CPCA is involved in.
- Dominick Gendusa reported Tropical Pool's quote appears to be in line with our budget and will be needed to get the pool ready for pool season. The quote is for \$3923.17.
- Dominick Gendusa gave a Beautification update:
 - Need to get two "up" lights moved near the guard shack.
 - A small wooden fence near the intersection of Carter Cemetery and Winder bids to be solicited.
 - Bid received to clean and repaint 5 brick columns. Vendor to also power wash pool area, trim the brush and trees. Total bid cost \$1,000. The work is approved by board.
 - Fairway Gardens Project will cost \$3,715. The work is approved by board. Will include dirt work to regrade and guide rainwater to the street, seed new grass and plant 5 trees, soil and mulch.
 - Carter Cemetery Frontage Project will cost \$4,240 but is on hold until the establishment of visitation hours by the cemetery.
- Dominick Gendusa reported the street weeping project is complete. The CPCA needs to repay CDD. CPCA to reach out to Level Homes to improve oversight by site supervisors.
- Dominick Gendusa reported bids have been accepted bids for new signage for all of Carter Plantation. The current bid which includes all of CP with the exception of the Carter Cove & Estates area is \$42,217.79.
- Andy Turcotte reported the CPCA records consolidation project has not kicked off yet.
- Dominick Gendusa reported the compliance issues from March were addressed via mail. All the home and lot owners have complied except for lot 146, the CPCA had that lot cut.
- Dominick Gendusa reported on the following compliance issues:
 - Lot 8B, 82 and 159 have high grass that needs to be cut.
 - Lot FW09 has been contacted regarding leaving the garage door open and animals roaming around during the day.

- Lot 47-A has an improper realtor sign
- Level Homes Lots – Spoke to them about cutting the grass, installing debris fences, using dumpsters and cleaning streets weekly near construction sites.
- A complaint was fielded from the floor involving children’s play equipment visible from hole 2 as well as the street on noble oak drive. Construction of play equipment must match the quality of the home and be approved by the ARB. The homeowners will be contacted.
- John Munding gave ARB report, notes as follows, report attached:
 - 6 houses are under construction
 - Lots 132, 115 are close to completion.
 - Lots 180 poured a slab.
 - Lots 100, 103 and 194 have slabs poured.
 - Lot 108 had a realtor requesting information on building.
 - Lot 232 submitted plans for review.
 - Level Homes has started construction on 21 homes. 11 are complete, 5 homes are framed, 5 are just getting started, 6 homes under construction are presold.
 - John Munding is working on a program to get the Level Homes into landscaping compliance.
- Dominick Gendusa reported on the Annual Meeting takeaways are in progress:
 - The security camera garden at the corner of Carter Cemetery and Winder
 - The streets have been swept in Carter Plantation
 - LED light bulbs have been installed in the trees and the fountain.
 - The CPCA is expecting to be able to afford additional security guard hours by the end of 2019 improving to 7 days of night coverage.
 - Street signage replacement is being priced.
 - The CPCA is considering renting a large dumpster for limb trimming, leaves and other landscaping maintenance items this fall for residents to use.
- Andy Turcotte motioned to conclude the meeting at 6:57pm, Matt Stanga seconded, approved unanimously.