



Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

12/21/2021

All board members in attendance minus Matt Stanga.

- The meeting was called to order by Dominick Gendusa at 6:12 pm.
- Jason Hawkes made a motion to approve the minutes from the November 2021 Board Meeting. Rob Logan Seconded. Passed unanimously.
- Rob Logan gave an update on financials.
 - Per the November 2021 statement, the checking balance is \$10,000 and there is \$137,162.07 total equity.
 - Rob Logan made a motion to approve the November 2021 budget. Jason Hawkes seconded. Passed unanimously.
 - LOC was renewed.
- Letter of Engagement with Hebert, Johnson and Associates.
 - The charge will continue to be \$375 a month, not including extra items the Board asks of them. They registered us with the Department of Treasury for a \$35 fee. A fee of \$350 was charged to work through the budget with Rob. This fee was based off the hourly rate of pay. Rob Logan made a motion to accept the Letter of Engagement. Jason Hawkes seconded. Passed unanimously.
- Rob Logan gave a financial overview projection for 2022. The homeowners were advised they will receive a copy to review. Dominick will add questions at the end of the ballot for the Annual Homeowners Meeting to get opinions from the homeowners about what they would like to see happen with adding additional security, cameras, and lighting in the neighborhood.
- A homeowner asked what the current hours were for the guard. The Board responded with “The Guard currently works 40 hours week, with each rotating shift being 8 hours at a time, 5 days a week.” The homeowner asked “Can the guard stop people at the gate and ask where they are going in the neighborhood?” The Board responded with “These are public roads, and this is for the CDD to handle.”
- Pattie Sollie gave an update on the Social Committee.
 - There were 2 Women’s socials paid for by the social committee.
 - The large Block Party was paid for by the community.
 - The October Block Party DJ was paid for by social committee and Pattie paid for some items.
 - Christmas Dance: The cost of the band was \$1000. From the 2021 budget, \$500 was used and \$500 was taken from 2020 budget that was not used the year prior. Money had to be borrowed from BINGO to cover the cost of the clubhouse, including food and door prizes. 88 people attended the dance, compared to 25 people in 2019. CPCA members are charged \$45/person, and it costs them \$50/person. The Social Committee pays \$5/person for CPCA

members to eat. Non-CPCA members pay \$55/person. There were less than 15 Non CPCA members in attendance this year.

- Pattie said “BINGO was only able to take place 3 times this year. Once, we paid out \$200, we only brought in one hundred something dollars.” “The other two BINGO nights were profitable; \$130 profit on one, and \$180 on the other.”
- Pattie said the Social Committee would like to do more events next year like the Mardi Gras parade, and 50/50 Raffle. She said with the cost of food, etc. increasing, the Committee may have to increase the price for events or request more money to be put into the Social Committee funds.
- Jason Hawkes asked what types of events are they wanting to plan for the 2022 year besides the Christmas dance. Pattie said “We want to do a New Year’s Eve party at the Carter House that was unable to take place this year, and another is more Women’s socials.” Jason Hawkes said “25%-30% of the Social Committee’s budget is going to Women’s Social. In the past, homeowners had been donating the items for the Women’s Social, and it would not come out of the budget.” Jason Hawkes stated “Until a few years ago there was no budget for the Social Committee. When it was put into the budget, it was based off a percentage of 2%. As the number of homeowners increase, the budget for the Social Committee will increase. And yes, the Social Committee receives 2% of the income received.” Pattie was advised the money given to the Social Committee for the budget does not roll over into the following year. The reason it did roll over from 2020 to 2021 is because of the special circumstances that was COVID. Jason Hawkes made a motion to keep the Social Committee Budget at 2% and revisit it in the Summer for the 2023 year. Right now, there cannot be an increase in funds for the Social Committee.
- Jason Hawkes made a motion to approve the yearly budget to send out to homeowners. Rob Logan seconded. Passed unanimously.
- To expedite the cleanup from Hurricane IDA, the Board allocated an emergency \$15,000 to ensure the cleanup would be completed in a timely manner. Bobby Waters had several crews running around to take care of any items needing attention, including helping homeowners. Bobby asked the check be made payable to Adam. Rob will write a check made payable to Adam for the work he completed supporting Bobby for clean-up costs from Hurricane IDA.
- Currently there are 3 liens that have been processed.
 - Lot 15A-A check was received today, so the lien will be removed, after 15 years.
 - Lot 1A-It will cost \$210 to refile the lien. There is currently a lien on this lot for \$17,000. It will not prescribe, it has 4 more years on it. Rob recommended not to refile because it would incur unnecessary expenses. The information is current in PAYHOA.
 - 8B- a lien will be filed on Lots 8B. No contact has been able to be made with this homeowner.

- 146- a lien will be filed on Lot 146. No contact has been able to be made with this homeowner.
- 2022 Annual Meeting
 - Two nominations have been received for the positions that will be open for the Board, Jamie Lee and James Linn. Their bio's and information will be on the ballots and be included in the packets being mailed out to homeowners.
- Lisa was able to get bids for a new Vendor for the pool. We are currently month to month with the vendor we are using now.
- Collin Casey from LGD Lawn and Landscape gave a briefing about the company and Artificial Turf for homeowners.
- John Munding gave the ARB report.
- Rob Logan made a motion to adjourn the meeting at 7:42. Jason Hawkes seconded, meeting adjourned.