



Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

02/22/2023

All board members in attendance minus Dominick Gendusa.

- The meeting was called to order by Jason Hawkes at 6:08 pm.
- Jason Hawkes recapped the 2023 Board elected positions: Jason Hawkes (President), Troy Phillips (Vice President), Dominick Gendusa (Treasurer), Bart LeBlanc (Secretary), Jamie Lee (Director).
- Minutes from the Annual Meeting and January monthly meeting will be approved at the next Board meeting.
- Jason Hawkes gave an update on financials.
 - 116 lots have not paid dues, with approximately \$100,000 outstanding
 - Reminder will be sent via email and Facebook to homeowners that payments need to be post marked by 2/28/23 or payments will be considered late and additional fees will apply to unpaid dues.
 - Higher fees will be incurred to file liens.
 - Current balance is \$130,619.64 in checking, \$20,108.51 LOC, and total CD is \$101,860.98.
 - Bart Leblanc made a motion to approve the financials for January 2023, Jamie Lee seconded, passed unanimously.
- Jason Hawkes suggested all the revisions of the PC&R's need to be sent to the attorney once, which will eliminate unnecessary charges.
- Jason Hawkes recommended the hiring of an individual to do minor jobs around the neighborhood, who has insurance, and that will not sub out the work. Jamie Lee made a motion to advertise for the hiring of an individual to complete minor maintenance tasks in the neighborhood, who holds at least a \$1 Million insurance policy, who will also not sub out the tasks. This individual will need to submit an hourly rate proposal to the Board. This individual does not have to be a resident of Carter Plantation. Motion seconded by Troy Phillips. Passed unanimously.
- Security: 3 Livingston Parish Sheriff's Deputies have a rotation in Carter Plantation. Officer Joel is the lead officer. 2 officers are in unmarked vehicles, one is in a marked vehicle. They provide service in 4-6-hour shifts. On the weekends they usually perform double shifts. Some items the officers are responding to are: parking on Winder Rd, contacting each contractor on each construction site in Carter. It was asked if the officers should deny access to contractors on Sundays. Although contractors should not be working on Sundays, if they are doing electrical work, painting, etc., that will be allowed. Over 80 license plates have been ran by the officers to determine if the vehicles parking on the street belong there. The officers disclosed they will not be sitting in the guard shack the entire time they are on duty. They are paid \$25/hour (the agreeable wage), it is coordinated through LPSO, they are assigned the detail through LPSO, and are covered through LPSO insurance. Golf Carts being driven at night with no lights will most likely be stopped by the officer.
- Pool: Top deck is repaired, there is still some warranty work that needs to be completed. Purchasing of additional tiles may be needed so that minor repairs can be made in the future. The discussion of new table tops for broken glass tables was mentioned. It was also agreed upon that funding for replacement of pool furniture needs to be consistently put into the budget. Bart said he will handle looking into the cost of either repairing or replacing the tables currently at the pool.
- Walkway to the restroom: Bobby said he will rebuild the walkway.
- Jamie Lee made a motion to establish a procedure for amenity keys which would include: termination of amenity keys when a property owner sells their property, new keys will be issued to new property owners at a cost of \$35 for one key. The \$35 will be collected at the closing, along with the HOA dues. Bart Leblanc seconded. Passed unanimously.

- Multi-Purpose Court: With the increase of construction costs since the initial quote, the pickle ball courts will move forward and completed this year, but in phases. Following the completion of the Pickle Ball court, the other parts of the multi-purpose court will begin.
- Signage for Carter Cove Estates: all has been installed. The CDD has agreed to go in half to put in signage for speed bumps.
- The Board will meet to discuss the PC&Rs on Monday, March 16. This meeting will not include the community. Announcement of small group meetings (to include the community) will be done at the March 2023 meeting.
- Jason Hawkes responded to a community member's request to review individual community member votes at the January 2023 annual meeting. The information is available, but the individual that requested the information, Bill Bennett, was not in attendance. This will only include the Lot numbers that voted on the Board Member positions, the Budget, or both. Some lots did not vote on the Budget, some lots did not vote on Board Member positions. The information being provided to the individual was recommended by our counsel.
- There has been no discussion on the High-density development. John Munding will contact Mr. Ronnie to find out any information regarding this development.
- Future monthly Board Meetings (beginning March 21) will allow the Board to discuss items on the agenda prior to the meeting.
 - 5:30pm-6:30pm will be the Business portion (only to include Board Members).
 - 6:30pm-7:30pm will include all community members. During this time, new homeowners will be able to receive their new homeowner orientation, their amenity cards, and meet the Board Members.
- Lot 265 Affidavit: Jason will get with Dominick to discuss the affidavit.
- Homeowner asked if the pool was drained due to glass being in the pool. It was reiterated to the homeowner that the pool company diligently worked on the pool to remove any debris, and ensured any remains would have showed up/ran through the filters by this time.
- John Munding gave the ARB report.
- Bart Leblanc made a motion to adjourn the meeting @ 7:35pm. Troy Phillips seconded. Passed unharmoniously.