



Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

01/14/2021 (Annual Meeting)

All board members are in attendance.

- The meeting was called to order by Dominick Gendusa at 6:10pm.
- Candidates for CPCA HOA Board positions gave their Bio's (Dominick Gendusa, Jason Hawkes, Patti Sollie).
- Dominick began talking about the 2021 Budget, Rob Logan gave details about the 2021 Budget.
 - Rob Logan asked the Homeowners if they had questions about the Budget, none were asked.
 - Jason Hawkes made a motion to pass the Budget, Sherill Pearson seconds, passes unanimously. The budget was voted on by the community. Passed, 112 For, 2 Against.
- Ballots for CPCA HOA Board positions, and approval of the Budget for 2021 were collected for counting.
- Dominick gave 2020 overview
 - Community Gym was completed at the start of 2020
 - Cameras were added to Gym and Pool
 - Security Card Access will become "amenity card," which will give homeowners access to the Gym and Pool.
 - Pool renovation began.
 - Estimated completion date is Memorial Day weekend 2021.
 - Financial readiness: Converted CDs to larger Line of Credit.
 - More frequent neighborhood inspections (twice weekly) performed by CPCA Board Asst., as well as security making inspections.
 - Pay HOA online management system was added.
 - Motion for Summary Judgement set for late Jan-early Feb for Lots 287-288.
 - Claim filed against CPCA. Over \$20,000 paid out to a property owner.
 - A determination was made by the Board of Directors not to maintain personally owned property going forward.
 - Homeowners were advised to contact the Board about any issues or ideas they would like to share.
 - 2021 overview
 - Complete Pool renovation
 - Additional cameras are needed at pool and gym
 - Currently receiving bids for new playground
 - Pre-Planned beautification projects
 - Cul-de-sac on Snowy Egret and Wild Iris Way
 - Revamp Snowy Egret Cove entrance
 - Revamp gardens on Blue Wing Crescent headed to 4th Filing.
 - Homeowner submitted questions:
 1. Re: Water clarity.
 - Advised sewage, street, water, signage questions should be directed to the CDD
 2. Re: Street lights:
 - Advised the current restrictions say "no street lights." Question will be deferred to CDD.
 3. Re: Purchasing land, the pool is on:
 - Advised the land is not for sale. We lease the land.
 4. Re: Insurance policies for the pool

- Advised GL covers the pool and playground area (common area)
- 5. Re: Occupied Level Homes in Tall Timbers now filed and officially part of the CPCA
 - Advised every Level Home has filled out the affidavit, which submits the properties to the restrictions ~ to the Boards knowledge they have all the Level Home affidavits that have closed to sate.
- 6. Re: Water meter for the pool
 - Advised yes there is meter, and HO pay for the water.
- 7. Re: If Empty lot owners pay dues, does Level Homes have to pay for empty lots or unoccupied homes
 - Advised in CP if you have 4 or more vacant lots, you are considered a developer, as an incentive for builders, therefore, they are not assessed dues.
- 8. Re: Is signage required to let you know there are cameras at the pool and in workout room.
 - Advised there is a sign in the room that looks like a changing room, but is not a changing room. A new sign for the pool will be posted once the pool is complete.
- 9. Re: When will the improved landscaping in the 4th filing be completed?
 - Advised the landscaping has been completed for months.
- 10. Re: Will there be a separate lease expense once the playground is complete?
 - Advised No.
- Bobby Waters spoke about River Lots.
 - Development is going well, and there are currently lots for sale.
 - Possibly form an “advisory committee” consisting of 5-7 people (from different filings) that would be willing to attend meetings and discuss any issues/questions with the CDD and CPCA Board.
- John Mundinger gave ARB report.
- Jason Hawkes presented a plaque to John Mundinger for being an Outstanding Community Member.
- Tyler Lockhart spoke about improvements on the Golf Course in 2020
 - 62 Bunkers, new drainage, new merchandise in the Pro-Shop
 - March 2021-EZ GO Carts w/GPS
 - Homeowner expressed concerns about Golfers urinating on the course.
 - Advised the GPS System will let Golfers know where the Bathrooms are located, there are signs posted in the Pro-Shop, and the Pro-Shop has advised Golfers (when they register) there is a Zero Tolerance for this type of behavior.
- Dominick asked if there were any specific questions for the Sheriff’s Office
 - No response
 - Advised homeowners to call the Sheriff’s office with any type of complaints such as: break-ins, suspicious people, etc.
- Linda Mundinger spoke about the Ladies Social Happy Hour, via Zoom.
- Dominick asked if there were any specific questions regarding the Carter House.
 - No response
- Sherill Pearson announced the results of the 2021 CPCA Board Election and 2021 Budget
 - 131 Ballots collected
 - Jason Hawkes:110 Votes
 - Dominick Gendusa: 95 Votes
 - Pattie Sollie: 42 Votes
 - Nominations from the floor:
 - Vicky Vickery: 1 Vote
 - Megan Southwood: 1 Vote
 - Budget
 - 112 For, 2 Against

- Question from the floor re: Golf Carts on the Street not following “Road Rules”
 - Dominick advised the CDD is not going to “Police” this issue, and if the homeowners feel the Sherriff’s office should be involved, they should contact them. It was also mentioned the CPCA Board is trying to come up with a plan to address this concern.
- Jason Hawkes thanked Pattie Sollie for running for a position on the CPCA Board.
- Jason Hawkes made a motion to adjourn the meeting @ 7:37pm, Rob Logan seconded, passed unanimously.