



Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

01/19/2021

All board members in attendance minus Matt Stanga.

- The meeting was called to order by Dominick Gendusa at 6:19pm.
- Jason Hawkes made a motion to Elect Board Member Positions for 2021 as follows:
 - Rob Logan for Treasurer, Sherill Pearson Seconded, Passed unanimously.
 - Sherrill Pearson for Secretary, Rob Logan Seconded, passed unanimously.
 - Dominick Gendusa for President, Rob Loga Seconded, passed unanimously.
- Rob Logan made a motion to Elect Board Member Positions for 2021 as follows:
 - Jason Hawkes for Vice President, Sherill Pearson Seconded, passed unanimously.
- Jason Hawkes made a motion to approve the minutes from December, Rob Logan Seconded, passed unanimously.
- Rob Logan gave an update on financials.
 - Significant deposit needing to be made this week.
 - Currently: \$100K in checking & \$100K in CD
 - Working on lien for Lot 108
 - Cancelling liens on Lots 104 and 121
 - Transfer Lien List to Pay HOA or google
 - Lots 48 and 49 are settled-Rob will make sure owner is not being invoiced for the \$400.
 - D&O and Crime Insurance being paid
 - Pay HOA UPDATE – 5 Villas were assigned, and will pay dues through Pay HOA.
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 - Upload financials. Access for guard and board assistant, upload documents. move hard files to filing cabinet.
- Need to verify affidavits are received.
 - Give access to Board Assistant to homeowner information/data
- Updates on lawsuit against CPCA: Affidavit given by Dominick Gendusa. Awaiting info from Motion for summary judgment. To be announced Jan – Feb 2021
- Update on log removal on Wild Iris: Truck is currently broken, and should be fixed by Saturday, per Bobby Waters.
- 2020 Projects
 - Pool Renovation-construction continues-10 weeks out, weather permitting
 - Getting bid to move entrance & extend fence around pool, as well as, for the playground.
 - Security – Awaiting install of card access at pool. May need an outdoor camera at the gym.
- 2021 Projects
 - Playground, walkway, fence - John and Dominick are coordinating with Miracle playgrounds for bids. Right now, a real good set looks like less than 50-60k all in.
 - Dom spoke with Mclin Taylor about re-plating
- Compliance Issues
 - Lot 277-play equipment in the woods-complaints from homeowners
 - Jason mentioned the same homeowners making a complaint, never mentioned the swing on Cater Trace that has been there for years.

- The ARB determined the play equipment on lot 277 is in compliance, as well as, the one on Carter Trace.
- Letters sent to Lots 211, 256, 282 about parking on the street.
 - Security will be taking pictures of vehicles being parked on the street at 3:00am
- The following items are being determined and will be voted on soon:
 - Setting a (progressive) percentage of dues for fine amounts for compliance issues.
 - Different categories of violation
 - 6 month or yearly violation status (rolling calendar year)
 - Have 2 separate classifications
 - ARB
 - Miscellaneous (CPCA-HOA)
- John Munding was not in attendance to give the ARB Report.
- Rob Logan made a motion to adjourn meeting at 7:01, Jason Hawkes seconded, passed unanimously.