



Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

01/17/2023

All board members in attendance minus Dominick Gendusa.

- The meeting was called to order by Jason Hawkes at 6:01 pm.
- 2023 Board Elected Positions: Troy Phillips made a motion for Jason Hawkes to be the President, Dominick Gendusa seconded, passed unanimously. Jason Hawkes made a motion for Troy Phillips to be the Vice- President, Dominick Gendusa seconded, passed unanimously. Jason Hawkes made a motion for Dominick Gendusa to be Treasurer, Jamie Lee to be Director, and Bart LeBlanc to be Secretary, Troy Phillips seconded, passed unanimously.
- Dominick Gendusa made a motion to approve the monthly meeting minutes from December 2022, seconded by Troy Phillips, passes unanimously.
- Dominick Gendusa gave an update on financials.
 - Dominick Gendusa made a motion to approve the financials for December 2023, Troy Phillips seconded, passed unanimously.
- Gym
 - Mirrors-Idea is to hang 2 mirrors instead of one large one.
 - Broken fan will be replaced.
 - Warranty claim has been filed for the broken Lat bar.
- Security
 - Inner Parish security services have been placed on hold
 - Jason will discuss with the LPSO detail officers who will be providing the security services.
 - Jason will converse with Bobby Waters about taking on some of the cost for security due to the increase.
 - Inner Parish will continue to provide the security cameras and service for the community.
- Pool
 - Warranty work was supposed to begin today and hasn't. Jason will reach out to them tomorrow.
- Donation of FWG common area
 - CPCA will not be taking ownership of Fairway Gardens. This will no longer be on the CPCA agenda and transferred to the CDD.
- Walkway to Restroom
 - Bobby Waters committed to restoring the walkway. Jason will follow up with him.
- Board Assistant
 - 2 bids have been received for the CPCA Assistant to the Board Position (one complete, one incomplete). Dominick Gendusa made a motion to approve the one complete bid that was received for the same price as last year, that is also in the budget for this year, and obtain the services for the one-year for which the bid was proposed going forward. Troy Phillips seconded, passed unanimously.
- PC&R revisions
 - Feedback will continue to be gathered from the Board. There will be more meetings for the community to attend to discuss.
- Re: Community members request to review individual community members votes from the Annual meeting.
 - Jason Hawkes summarized notes from counsel which states:
 - LARS44-1: CPCA is not a public body, therefore the entire title 44 of LA Revised Statute do not apply to the CPCA. The CPCA is a non-profit corporation governed upon separate title of Louisiana revised Statutes section 12.

- Jason stated that the ladies who counted the votes at the annual meeting did sign off on the results of the election. And the community member making the request can view the results within the minutes once they are posted. A sample ballot will be available for the community member, if one is requested. However, a list of how each homeowner, individually voted, will not be granted to said homeowner. We can share a Master List of Homeowners with addresses because this is public record.
- Bill Bennett stated he would like to see the Ballots from the Annual meeting. He restated he wants to see the names and lot numbers of who voted. Jason emphasized Mr. Bennett would be able to see what lots voted and who owns the lot, but not who they voted for. Jason Hawkes repeated each time counsel has to respond to the CPCA, the community is charged.
- A Community Member questioned the by-laws stating no board member with one year or less left in their term shall be elected into the positions of President or Treasurer. Jason stated those By-Laws are not enacted and that is something we are looking into changing. It was also mentioned by Bart LeBlanc that he was offered the role of President, but he declined, because he wanted to gain the experience of the role and learn what the role entails through the next year. Because there will be 2 Board Members leaving after this year.
- A Community Member stated they were the other bid for the Assistant to the Board. She stated she had a \$1M liability in place. She wanted to know what part of her proposal was not correct. Jason communicated with the homeowner that her \$1M policy was never sent to the Board.
- John Munding gave the ARB report.
- Troy Phillips made a motion to adjourn the meeting @ 7:05pm. Dominick Gendusa seconded. Passed unanimously.