



Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

07/18/2023

All board members in attendance minus Jamie Lee.

- The meeting was called to order by Jason Hawkes at 6:05 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).
- Dominick Gendusa made a motion to approve the minutes from the June 2023, seconded by Bart LeBlanc, passed unanimously.
- Dominick Gendusa gave an update on financials.
 - As of July 14, the balance was \$97,313.00 in checking, LOC \$20,108.00, total CD is \$102,655.00
 - Pickleball court expenses currently are \$88,221.00, with \$75,000 budgeted
 - Security expenses through June are \$19,600.00.
 - Lots 1A & 8B continue to be problematic with paying their dues and lawsuits will need to be filed next year.
 - Lien was filed on lot 257.
- Dominick Gendusa made a motion to accept the Financial report for June 2023, Troy Phillips seconded, passed unanimously.
- Concern from homeowners over no presence of security in the guard shack.
 - It was reiterated that security moving about the neighborhood is more valuable to the homeowners and there are cameras in place outside the gate. The security is communicating with the HOA Board with issues that arise.
 - Bobby Waters donated a golf cart to be used by the LPSO when they are doing security in the neighborhood.
- Front Entrance corner gardens
 - Debris pile will be removed.
 - Property owners will be contacted this week regarding the upkeep of these areas.
- Pool
 - Walkway: finalizing plans with the owner of the neighborhood
 - A quote was received to change the service to Mystic Pools
 - Dominick Gendusa made a motion to accept the Bid from Mystic Pools to be the new vendor for pool servicing, seconded Bart LeBlanc, passed unanimously.
- Pickleball court
 - Concrete is poured, awaiting sod.
 - Jamie is putting together a committee to help with the upkeep of the court
- Front entrance revamp
 - The CDD and HOA will gather bids to determine the best options.
 - The HOA agreed money needs to be allocated to upkeep with front entrance.
- PC&R's:
 - Discussion session will be set for the next meeting to discuss.
- High Density development in Tall Timbers
 - Signs are gone
- Violations that have been recorded since last meeting

- Real Estate signage, window units, flag poles, weeds in flowerbeds, landscaping, high grass, trash/debris in yard, vehicle parking/trailer parking, animal/pet infractions, nuisance dog barking, amenity infractions (pool/gym)
- John Munding gave the ARB Report
- Non-Emergency number for LPSO will be posted. As a reminder to Homeowners, please call 911 for emergencies.
- Gendusa made a motion to adjourn the meeting @ 6:30 pm, Troy Phillips seconded, passed unharmoniously, with the exception of Bart LeBlanc, who had to leave the meeting at 6:28.