**Carter Plantation Community Association**

P.O. Box 688

Springfield, La 70462

06/21/2022

All board members in attendance minus Troy Phillips and Jamie Lee.

* The meeting was called to order by Jason Hawkes at 6:34 pm.
* Jason Hawkes introduced the Board Members, again, as requested by homeowners. Jason Hawkes (President), Troy Phillips (Vice President), Dominick Gendusa (Treasurer), Jamie Lee (Secretary), Rob Logan (Director).
* Dominick Gendusa made a motion to approve the minutes from May 2022, Rob Logan Seconded. Passed unanimously.
* Dominick Gendusa gave an update on financials.
	+ Expenses from the account totaled $23,279.00
	+ Rob Logan made a motion to approved the financials from May 2022, Dominick Gendusa Seconded. Passed unanimously.
	+ Lot 1-A: Foreclosure Update
		- After speaking with Counsel, we learned the tax claim has been paid, so the next step is to file a lawsuit, and if awarded, a judgment will be made in our favor for back dues, accrued interest, maintenance fees, penalties, and other items. This totals slightly under $20,000. If a judgement is made in our favor, it will then be decided if we would like to foreclose on the property. This could take approximately 6 months. After the sale of the property, we would then receive the proceeds that are due. To complete this process, start to finish, the cost would be approximately $6,000.
		- Rob Logan made a motion to purse legal action against Lot 1-A, with the addendum of allowing Dominick Gendusa to pursue settlement at greater than 50% of what is owed, if, in the course of the legal action, a settlement arises. Dominick Gendusa seconded. Passed unanimously.
* Gym
	+ Jason is awaiting a quote on the mirror for the gym.
* Pool
	+ There are several umbrellas/stands/tables that are broken due to users not closing them and the stands not being apt for the umbrellas.
	+ Material has been ordered to recover the pool furniture. We are currently at the 4- week period we were told it would take the material to arrive. Once the material arrives, they will pick up the furniture, replace the material, then return the furniture. This will be another 4-week process.
	+ Pool deck repairs will be held off until the off season.
		- Rob asked if signs can be placed on the pool deck saying “no jumping,” even though there are rules posted. Jason will speak with Tropical Pools about placing a sign on the pool deck.
* Work continues on having one newsletter for the entire neighborhood to include all the information from the CPCA, CDD, and the Golf Course. The number of violations being distributed will also be added in the newsletter.
* Dominick spoke with counsel about the distributing of specific information a homeowner has requested. It was advised that the said homeowner will be allowed to meet with the Board Members at a specific place and time to view the materials they are seeking. Copies can be requested at a rate of $1.00 per page.
	+ Jason clarified even though the CPA’s financials are shared every month online with the homeowners, which is broken down by categories and includes the amounts spent, as well as, the balances in the bank accounts, a homeowner asked to view the checkbook ledger. A spreadsheet with all the expenditures had already been sent to the homeowner prior to them requesting the ledger. With this being a Volunteer Board, we sought advice from counsel on how to proceed. We were advised to notify the homeowner how these items can be viewed, which is stated above. It was also noted before 2018, homeowners had no access to the financials, which have been sent out monthly, since then.
* CDD is still discussing the donation of property in FWG.
* Playground
	+ Lines were added for golf cart parking. The Springfield Baseball team donated the paint and labor.
* Multi-purpose court
	+ It was discussed that a pickleball court and a pickleball/basketball ½ court would fit in the designated area.
* John Mundinger gave the ARB Report.
* It was noted that every lot in Carter Plantation is not in the covenants. The Board is working on getting all the lots in the covenants.
* Dominick Gendusa made a motion to adjourn meeting at 7:12. Rob Logan seconded, passed unanimously.