



Carter Plantation Community Association

P.O. Box 688
Springfield, La 70462

March 16, 2021

All board members in attendance.

- The meeting was called to order by Dominick Gendusa at 6:07pm.
- Jason Hawkes made a motion to approve February 2021 minutes. Rob Logan seconded. Passed unanimously.
- Rob Logan announced the winner of the Homeowner Dues drawing.
 - 89 Homeowners qualified for the Home Owner Dues drawing.
 - All Board Members names were removed from the drawing in advance.
 - A homeowner in attendance volunteered to push the “random generator” button to determine the winner of the Homeowner Dues.
 - ENTRY Number 64 was randomly selected. This number matched with the Homeowner Kevin Chipman.
 - Rob will get in contact with Kevin Chipman and will get a check to him.
- Rob Logan provided an update on the finances to close the 2020 year.
 - \$185K brought in, including dues and late fees.
 - Major expenses: \$37K- pool renovations (start of the project)
 - Capital improvements for equipment: \$12K
 - Fitness Center additions
 - Total Capital: \$50K
 - Cost to run General Administration (Including post box, CPA, Insurance, Legal Fees): \$26K
 - Landscape, maintenance, Christmas lighting: \$35K
 - Pool Maintenance: \$12K
 - Security: \$34K
 - Total Expenses: \$164K
 - Net Income: \$21,290 for the year
 - Rob Logan made a motion to accept the finances for 2020. Jason Hawkes seconded. Passed unanimously.
 - Dominick will post a copy of the year end financials for 2020 on the website.
- Rob provided an update on the current finances.
 - A second payment in the amount of \$70K, and third payment in the amount of \$52K have been made for the pool.
 - The current available balance in the primary account is \$117K.
 - \$100,251.83 is the current balance on the bundled CD.
 - 2021 HOA Dues
 - Total collected approximately \$160K
 - Outstanding balances:
 - Currently 28 lots are not in good standing.
 - Lot 1-A, continues to be in arrears.
 - Lot 108 is in arrears
 - FW9 is in arrears
 - CPCA will send out certified late notices, with another invoice

- Next phase of HOA-Give Asst. to the Board access to preload violations, as well as, other documents
- Dominick stated both lawsuits were settled. Once information is received from the attorney and/or insurance company, the information from the case will be distributed based on legality.
- Dominick is working on the wording for violations/penalties.
- Dominick gave a pool renovation update:
 - Met with Inner Parish Security today.
 - Awaiting a quote for an additional camera, with a clear view of the back half of the pool area.
 - Pool deck should be getting poured next week, pending weather.
 - Fencing will need to be fixed/installed once the deck is complete.
- 2021 Playground Project
 - The area in the master plan is a fenced area, 60'x75'.
 - Items not included on the original plan, but will be added: benches, awning (shade w/picnic table)
 - Approximate installed price for the playground, including 3 benches, border, awning, picnic table, and jelly bean/rubber mulch: \$65K
 - In 2020, Miracle Playground quoted a price based off of their 2020 catalog, in return, we would make a payment by the end of 2020. Dominick will get with John to determine the amount needing to be paid to Miracle, based on the additions.
 - Sherrill Pearson made a motion to stay within the quoted price from Miracle, plus the cost of the jelly bean for the totality of the project.
 - Rob Logan Amended the Motion made by Sherrill, to move forward with the playground equipment totaling \$55,219.23, plus the additional cost for the jelly bean/rubber mulch in the play area in the amount of \$8,970. Jason Hawkes seconded, passed unanimously.
- Dominick spoke to Pro Green about the project starting soon at the entrance of Snowy Egret, as well as the cul-de-sac.
- Getting bids for street signs for Carter Cove Estates.
- Fence has been installed on Snowy Egret, Lot 169.
- Letter needs to be sent to the owner, in the townhome on Bluewing Crescent, about the boat being parked in the driveway.
- John Mundinger gave the ARB report.
 - A homeowner expressed their concerns regarding boat slips being built/not built into the property. They stated 8 out of the 12 properties on one side of the water, have boat slips built into the property. They questioned why one particular homeowner will be approved to build a boat slip over the water, and not have to build into the property, as all other property owners are required to do (as stated in the covenants).
 - Re: John Mundinger said the property owner they are referring to asked the ARB for a judgment on building the boat slip over the water, the ARB thought it was a reasonable request, so they were given permission.
 - The homeowner expressed their concerns about their views being obstructed due to the one boat slip being built over the water, instead of into the property. They also stated the current 8 properties are uniform, and this particular lot not. They are concerned of potential builders being given the same privileges in the future, resulting in an overall non-uniform look.
 - The homeowner stated the copy of the “rules” that were brought to the meeting were from the Architectural Criteria and Design Guideline Manual.
 - Dominick stated they will consult with their counsel further, regarding this matter: the approval that was already given and the concerns from the homeowners.
 - He also reiterated every approval is on a case-by-case basis, and everything feasible will be done to make it work for everyone.
- Rob Logan made a motion to adjourn the meeting. Jason Hawkes seconded. Passes unanimously.
- The meeting was adjourned at 7:18.