



Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

03/21/2023

All board members in attendance.

- The meeting was called to order by Jason Hawkes at 6:10 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).
- Jamie Lee made a motion to approve the 2023 General membership meeting minutes, Dominick Gendusa seconded, passed unanimously.
- Bart LeBlanc made a motion when 80% of the HOA dues are collected, the contract for the pickle ball court will be signed. Dominick Gendusa seconded. Passed unanimously.
- Jamie Lee made a motion to approve February 2023 monthly meeting minutes, Dominick Gendusa seconded, passed unanimously.
- Dominick Gendusa gave an update on financials.
 - Checking balance is \$197,864.98
 - Construction deposits \$22,500.00.
 - CD value is \$101,860.98, with a LOC drawn against it in the amount of \$20,108.51.
 - Total collected HOA dues, thus far, is approximately \$171,600.00, with \$218,000.00 projected.
 - Outstanding dues
 - Lot 1A owes \$20,000.00. Dues have been paid this year.
 - Lot 8B owes for 2 years, plus additional fees for grass cutting.
 - Lot 263 is in arrears – 2 years
 - Approximately 20 lots have yet to pay dues for 2023.
 - As a reminder to Homeowners, there is an additional \$373.00 fee that is implemented on unpaid dues on June 1st to be used to file liens against the property.
 - Lot 42-44B is consolidating
 - Pickle ball court
 - Adrian Antisan donated the labor for the dirt work.
 - Dominick Gendusa made a motion to approve the February 2023 financials, Troy Phillips seconded, passed unanimously.
- LPSO
 - Jason Hawkes stated the Board met with the LPSO prior to the meeting.
 - A non-emergency phone number will be posted for homeowners to contact dispatch, which will then be relayed to the on-duty LPSO officer, as well as the security officer working detail in the neighborhood.
 - Additional presence of security will during summer hours.
 - Security will not sit in the guard shack due to the inability to react to a vehicle in motion in a timely manner.
- Gym
 - Mr. Lipscomb mentioned he will donate a mirror for the gym. Jamie will follow up.
- Gardens on Carter Cemetery Rd
 - Currently those 6 lots are individually owned and it is the responsibility of the homeowners to maintain those lots. The Board will contact those 6 lot owners to discuss maintenance of those lots so they are uniform. The violation flow will be followed in the meantime and fees will be assessed.

- Pool
 - Deck is repaired.
 - Another case of the tile needs to be purchased to replace any broken tiles.
 - Tables: Bart contacted 2 companies and is waiting for response.
 - Budgeting for furniture, that is matching and sustainable, will need to take place before purchasing.
 - Walkway to restroom: Bobby Waters committed to taking care of this.
- Multipurpose court
 - First phase is pickleball court, second phase is “multi-part” of the multipurpose court.
- Updating PC&Rs
 - Jamie Lee will send out dates to the community to discuss PC&Rs, sections at a time.
- Jason Hawkes responded to a community member’s request to review individual community member votes at the January 2023 annual meeting. The information is available, but the individual that requested the information, Bill Bennett, was not in attendance again so that such information could be provided.
- There has been no discussion on the High-density development. John Munding will contact Mr. Ronnie to find out any information regarding this development.
- Jason Hawkes asked the community if there were any questions. There were none.
- 2023 projects continued:
 - Bylaws, PC&R’s, and expansion of the multiyear master plan need to be discussed at an executive session.
- Butch Marchinko gave an update on the gate discussion in Carter Cove.
- Beautification
 - Motion for a bid for a handy man was made at the last meeting.
 - The entrance beautification was discussed.
- John Munding gave the ARB report.
- Jamie Lee made a motion to approve the January 2023 monthly meeting minutes, Troy Phillips seconded, passed unanimously, with the exception of Bart LeBlanc-who had to leave the meeting early.
- Discussion of incorporating the property owned before the entrance of the River lots to the HOA.
- Dominick Gendusa made a motion to adjourn the meeting @ 7:19 pm. Jamie Lee seconded. Passed unanimously, with the exception of Bart LeBlanc-who had to leave the meeting early.