



Carter Plantation Community Association

P.O. Box 688
Springfield, La 70462

May 18, 2021

All board members in attendance.

- The meeting was called to order by Dominick Gendusa at 6:13pm
- Jason Hawkes made a motion to approve the minutes from April. Rob Logan Seconded. Passed unanimously.
- Rob Logan gave an update on financials.
 - Balance on the account is \$69,778.28
 - CD balance is \$100,349.10
 - January 2021 financials lined up. Details were not included because of a coding issue.
 - Lisa Blanchard was mistakenly coded as pool manager (which there is no pool manager). Once the correct coding is inputted, the January financials will be submitted.
 - January, February, March, and April financials will be submitted after meeting with the accountant.
 - Public notices will begin being inputted into PayHOA.
 - Current liens equal 17. One including an NSF check, which was shorted the amount due. Rob will be contacting the homeowner.
 - 32K in liens that will be filed.
 - Late fees are:
 - March 1 begins with the initial fee of \$85
 - March 27-every month not paid is \$85 per month
 - Rob will provide Dominick with the current lien list so that gym/pool cards will be deactivated.
 - Recent invoice from Inner Parish Security showed an increase in the amount of \$50/month for additional camera coverage. 10 months of arrear services were paid in the amount of \$500 (gym cameras).
- Dominick will order another box of LED light for the Oak trees.
- Pool Project
 - An employee from the vendor of the fence company had a stroke, so they are working to locate another vendor to complete the fence and gates at the pool.
 - Inner Parish will then complete the installation of the security system at the pool.
 - Rules
 - The signage for the pool rules will include the top 10 rules. On the Pool Rules Signage, a QR code will be included so that Homeowners can scan and view the full list of rules.

- The Villas have access to 2 cards per villa.
 - A homeowner asked “how will we eliminate what happened last year?” Dominick asked for an explanation.
 - The homeowner said “about 35 people came over from the villas to the pool.”
 - The Board responded with “we now have cameras in place, along with the key access, which can be turned off at any point.”
 - The homeowner said “if they just hold the door open and keep allowing people in...”
 - Dominick asked the homeowner “How do you propose we fix it?”
 - The homeowner asked “Call security? Call HOA Board?”
 - The Board responded with “Send an email to the HOA Board.”
- Some of the pool rules mentioned that will be on the signage:
 - Pool for use by CPCA members in good standing.
 - Do not open the pool gate for anyone, besides members of your household.
 - No Lifeguard on Duty. Swim at your own risk.
 - No Glass Allowed
 - Max capacity
 - Children under 15 must be accompanied by someone at least 16
 - Pool Hours are 9:00am-9:00pm
 - Cooking/Open Flames Not allowed. Discard food and trash in cans.
 - No pets.
 - No smoking/vaping/e-cigarettes
- A homeowner asked “will there be a Carter House function, a grand opening for the pool?”
- Dominick responded “I did mention the idea, but no one wanted to take the lead. You should talk to Eric to plan something.”
- Board Members made a suggestion of a BBQ, using the available area next to the pool and the Carter House can be promoted.
- Playground
 - Awaiting a call from McLin.
- Beautification on Snowy Egret cul-de-sac and entrance was completed. Iris’ were planted in Fairway Gardens center to help with water accumulation. Beautification around the alligator pond is on hold.
- Compliance issues addressed:
 - Lot 257-improper flag display
 - Lot 2B-parking in grass median
 - Lot 247-swing set-ARB needs to revisit to approve
 - Lot A-High grass in median
 - Homeowner asked that an email be sent about trashcans being hid from view, specifically on Monarch Point.

- Homeowner asked that an email be sent to homeowners on Cypress Cove to not park on the street.
- Dominick will send the emails.
- Lot 46 A-Letter will be sent to homeowner stating a permanent fence needs to be installed. ARB will also speak with the homeowner.
- Lot 30-Letter needs to be sent to homeowner regarding lawnmower being left out for an extended period of time.
- Behind Lot 105/Lot 106-on Monarch Point-a pier was built
- John Munding gave the ARB report.
- Jason Hawkes made a motion to adjourn the meeting at 7:03 pm. Rob Logan seconded, meeting adjourned.