**Carter Plantation Community Association**

P.O. Box 688

Springfield, La 70462

11/15/2022

All board members in attendance minus Jamie Lee who attended by telephone.

* The meeting was called to order by Jason Hawkes at 6:17 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).
* Troy Phillips made a motion to approve the minutes from October 2022, Rob Logan Seconded. Passed unanimously.
* Dominick Gendusa gave an update on financials.
  + Current balance is $47,932.00 in checking
  + CD was renewed and its value is $100, 940.95 of which $20,108.51 LOC is drawn against it.
  + Rob Logan made a motion to approve the financials for November 2022.
  + Rob Logan made a motion to approve the 2023 Budget to send out to the neighbors to be voted for at the Annual Homeowners Meeting in January. Dominick Gendusa seconded. Passed unanimously.
* Jason Hawkes mentioned the pool will be closed due to glass being in the pool from a table. The pool will be drained and vacuumed. The warranty work for the top deck and tiles will be taken care of at that time as well.
* The Board discussed a new violation process.
* Guard Shack
  + 8hrs a night/5 nights a week
  + The Board welcomes any ideas from the community regarding staffing the Guard Shack. Jason Hawkes reiterated that is must either be an entity or professional. No individuals.
* Donation of FWG common area
  + CDD is in communication with the owner
* Meeting update for PC&R’s
  + December 17, 2022 is the next meeting date to discuss updating the PC&Rs. The Board acknowledged this date is passed the Board’s self-imposed deadline, but wanted to re-iterate the importance of the homeowner’s participation in the revision process of the PC&R’s.
* 2021 Projects are completed
* 2023 Projects
  + Begin building the multi-purpose court
* Discussion of the new proposal for high density development within Tall Timbers and the possibility of having the same at the end of Monarch Point.
  + The Board stressed they are not in support of this proposal. It was also suggested homeowners attend the Parish Council meeting that is scheduled for the following week to voice their opinion/concerns.
* John Mundinger gave the ARB report.
* Troy Phillips made a motion to adjourn the meeting @ 7:35pm. Dominick Gendusa seconded. Passed unharmoniously.