



Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

10/18/2022

All board members in attendance minus Rob Logan.

- The meeting was called to order by Jason Hawkes at 6:09 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, Jamie Lee Seconded. Passed unanimously.
- John Munding gave the ARB report.
- Dominick Gendusa gave an update on financials.
 - As of 10/10/2022 the current balance is \$53,359.71 in checking
 - Approximately \$27,400 is for construction deposits
 - CD Value is \$101,000.00 of which \$20,108.00 LOC is drawn against it.
 - Troy Phillis made a motion to approve and post the financials for October 2022, Jamie Lee seconded. Passed unanimously.
- Gym
 - Jason is working on the mirrors for the Gym, as well as, a secured gym storage area.
 - Jason suggested the Board wait until the beginning of the year to decide on installation of mirrors in the gym due to this not being an item on the budget for this year.
- Inner Parish Security Company discussed the neighborhood security.
 - Jason spoke to the company about new and substitute security on duty being completely knowledgeable about the neighborhood.
 - Dominick mentioned that Lauren will provide information to the Guard about events occurring at the Club House so they are aware of additional traffic on specific dates.
 - The Board stated the number to the Guard Shack is on the website.
 - Jason will inquire about either a ditch being dug or installation of a fence on the road to the water plant.
- Jason asked if anyone was present at the meeting to represent the gym vending service. No one responded.
- Annual Meeting
 - Dominick made a motion to approve the annual meeting date of January 12, 2023 at 6:00pm, Troy Phillips seconded. Passed unanimously.
 - Homeowners were reminded that anyone interested in running for either of the Board position coming available in 2023, will need to submit their nominations and bio's by November 15, 2022. It was also mentioned that in 2024 there will be 2 Board Positions available.
- 2023 Social Committee Budget and Projects will be discussed at the next meeting.
- Pool
 - The pool deck, which is covered under warranty, will be repaired during the off season.
 - Discussion of moving the back-pool gate or building/repairing the walkway to the restrooms.
 - It was reiterated that we do not own the restroom or the walkway.
 - It was agreed the current access to the restroom is not fitting. Moving the gate would mean additional expenses for the security system. It was also mentioned the new restroom and storage facility behind the playground is still in the works for the future.
- No new information was available about the donation of FWG common areas.

- The following projects have been completed:
 - Playground and canopy
 - Fence
 - Pool
- The bi-laws are in still in the works of being completed and sent out to the neighbors for suggestions.
 - At the last bi-law discussion meeting there were only 12 people in attendance. The Board encourages more homeowners to get involved at these meetings so that their questions/concerns can be addressed.
 - It was also retold that is has been 20 years since we have had the opportunity to change the covenants. The developer no longer owns 25% of the property. We now have the 75% to be able to make the changes. But we need 75% of the property owners to agree to the proposal.
- Jamie Lee confirmed she will be hosting two more informative meetings regarding the covenants: November 8, 2022 and December 7, 2022. Jason acknowledged the December date is past the self-imposed deadline of getting the information out to the neighbors, but he wanted to insure the neighbors have all the information needed to make an educated decision. If the Board feels that an informed decision cannot be made regarding the new bi-laws there will be an additional meeting in the Summer of 2023.
- A neighbor asked about the rules on golf carts being driven on the road in the neighborhood, due to the fact of her child being stopped by neighbors asking where she lived. Jason stated the Board is working with the Sherriff's department and other entities in the area to find out what can be done about various ages driving golf carts on the roads in the neighborhood.
- Troy Phillips made a motion to adjourn meeting at 7:13 Dominick Gendusa seconded, passed unanimously.