

# CARTER PLANTATION COMMUNITY ASSOCIATION, INC.

23475 CARTER TRACE \* SPRINGFIELD, LA 70462

CPCA Board of Directors Meeting  
October 22, 2007

Attendees: Jerry Reso(President), Dana R. Feneck(Vice President), Sharon Lietzke (Director), Todd Ramsier (Secretary-Treasurer), Jim Adair(Director), Lessley Boyd (Grounds Supervisor) and Rose Sponsel (Administrative Assistant).

The meeting was opened at 9:20am by Jerry Reso. Jim Adair joined the meeting by speaker phone. Mr. Reso welcomed Sharon Lietzke to her first meeting. Mr. Reso asked Lessley Boyd to report on his areas.

Mr. Boyd is in charge of maintenance to the common areas (attached is a list of the scope of work tended to by C P Golf for the association). The discussion of how much a third party company would charge to take some of the responsibility off of CP Golf came up. Sharon Lietzke had received two estimates from landscaping companies for some of the areas. Lessley is going to separate his responsibilities to be the same areas and then compare. They need to determine if Lessley could hire more people cheaper than hiring a third party to do the work. The residents are complaining about the upkeep at the entrance and a few areas. Lessley is understaffed right now and plans to hire more people. It was mentioned that the areas are going to be increasing tremendously by March 2008.

Mr. Reso then asks Sharon Lietzke to report on Holiday Decorations. She had purchased a wreath for the front entrance. Dana was not sure that the size is correct. He also has Ann Maddry working on some decorations for the Holidays. Something for Christmas, New Years and will carry into Mardi Gras. Sharon gave Dana the estimates for the Banners she had received.

A question a question arose concerning the intended use and maintenance of the Carter House Pool. Dana Feneck indicated that it is to be kept up with the Carter House which is on the National Historic Register. The house, pool and pool house are available for use by the property owners. Dana suggested that residents contact Missy Lassalle to schedule use of the pool house and Carter House which are owned by the CDD.

The tennis courts will be constructed behind the Carter House and will be available to residents and guests.

Mr. Reso then called for the budget report. Todd said he would email the actual figures to all by the end of the week. Mr. Ramsier wanted to go on record that the CPCA only brings in about half of what they spend and that the other half is loaned to them by CP Land. When the resident totals increase they will be able to pay them back. Dana does

#### Board of Directors

Jerome J. Reso *President*, Dana R. Feneck *Vice President*, Todd Ramsier *Secretary Treasurer*  
Jim Adair *Director*, Sharon Lietzke *Director*

not want the figures to get too high and suggests that we keep spending down to a minimum.

The report (attached) on the collection of property homeowner's dues was passed out to all. Mr. Reso stated that there were not enough outstanding dues to be concerned about or to have to put liens on properties.

The subject of the transfer fees came up. It was reported that only since June has the collection of fees been addressed diligently. Since working on the list of residents, it was determined that 10-15 properties have changed hands and no transfer fee has been collected. Jim Adair would like to see the Board vote to eliminate the transfer fee. He feels it is something that may cause legal problems in the future. After some discussion, Jim motioned for the Board to explore an Amendment to eliminate the transfer fee. It was passed by all. Next, a motion to add a descriptive summary on the beginning of the Covenants outlining the fees and requirements that must be in compliance prior to closing was passed by all. It was also suggested that a letter with these changes be sent to all Title Companies in the area. Jerry Reso will work on this amendment.

Next Dana Feneck gave an ARB report. He read a report submitted by Adam Perkins (attached).

Sharon Lietzke has also been working on functions and social mixers. She has received several ideas from residents: Pasta nights, bunko nights, dance lessons and Sunday brunches

The subject of welcoming new residents came up. It was determined that CP Land sends out a welcome basket to new residents. The board would like to do something and it might be that every two months a new comer's night would be in order. Sharon Lietzke will organize.

Mr. Reso would like for Carter Plantation Community Association to sponsor a fund raiser for the SELA Golf Team. Bill Caldwell could organize and coordinate. Dana Feneck offered to work with Bill and Coach Baldwin on the details.

Jim Adair gave a developer update. He reported on the construction in progress at the Mall Center. He also mentioned that the road is finally finished leading to the Carter House. He mentioned that there will be 40 lots in the Traditional neighborhood across from the 85 boat slip marina and hotel. There will also be a townhouse community adjoining the marina and hotel. It is not known yet if the communities will be developed by the owners or several builders. They are still working on that and want to make sure it is developed properly because of the beauty of the area. The fifth filing is underway and will complete the Phase One of Carter Plantation. This should be finished by early spring of 2008. The Duncan's Bluff section is in permitting with the Corp and the Department of Natural Resources. He would hope to get started soon on the road construction leading into the area. The road must be taken from 0 to 2 ½ feet. The new area will lead back to the other marina complex.

Dana asked if we could print up a resident directory? It was suggested that we would attempt one now and do a more complete one after we mail out dues bills with forms in January.

Sharon Lietzke wanted to know if Carter Plantation is a resort? She was answered by Dana Feneck as he informed her that we advertise that it is.

Dana wanted to remind all the members about The Phantom of the Opera, Thanksgiving, Flapjacks with Santa, The Christmas Brunch, and New Year's Eve. Sharon may email some of the events to residents who have given her their emails.

The meeting was adjourned at 11:11am