



Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

09/21/2021

All board members in attendance.

- The meeting was called to order by Dominick Gendusa at 6:05 pm.
- Jason Hawkes made a motion to approve the minutes for August 2021. Rob Logan seconded, passed unanimously.
- An update on financials could not be given due to Hurricane Ida.
 - Rob Logan said one homeowner made a partial payment towards their lien. He will be meeting with Melissa to file all the liens.
 - Line of credit against the CD has been activated due to various upcoming expenses.
 - Moved \$30,000 out of the LOC. There is approximately \$45,000 in the CD.
- The janitorial services for the gym have been put on hold until it is reopened.
- Playground
 - The additional parts we are waiting on for the playground are being manufactured and shipped.
 - Fencing is still scheduled to be installed first of the year.
- Replat of all projects around the pool and additional areas have been completed.
- Beautification projects have either been completed or are currently on hold.
- Butch Marchenko will send email to Suzone about the signage on Carter Cove.
- Post Hurricane Information:
 - The Board and ARB completed damage assessment
 - 50-60 fallen trees on property owner lots that need to be removed
 - 80-85 stumps on property owner lots that need to be removed
 - 48 homes reported damage
 - 34 homes have advertisement signs, such as restoration and roofing, that need to be removed, except for homes that are under new construction
 - A few homeowners have Boats/RV's parked at their residence. These will need to be removed.
 - A homeowner expressed their concern about children on golf carts not obeying signage on roads, and it is difficult to see the children on golf carts due to all the debris. Dominick reiterated that homeowners should report this type of information, with specificity, so that the homeowner can be contacted. He also stated that dirt bikes/min bikes/4-wheelers are prohibited on the roads.
 - The golf course asked, once again, for everyone to remain off the golf course. They are still working on the course and it is closed.
 - Inner parish will be coming out tomorrow, now that power is restored to the pool, to ensure everything is working properly. There are a couple of cameras at the front gate that need to be assessed, as well as, some troubleshooting.
 - Furniture at the pool is scheduled to be moved from the gym and put back at the pool tomorrow. Broken furniture will need to be thrown away.
 - Pool cleaning and landscaping of the pool is pending availability.
 - Once power is restored, all window units need to be removed.
 - Grass/gardens need to be maintained, construction and advertisement signage needs to be removed.
 - September 29 all Boats/RV's and other toys need to be removed per PCNR's.
 - Normal parking rules apply. Specifically parking in the streets. For extenuating circumstances, please inform the Board via email.

- The gym will be reopened shortly after the furniture for the pool is removed from the gym, and the gym is given a thorough cleaning.
- All fallen storm debris needs to be moved to the curb by September 29. The debris must be put as close to the curb as possible or it may not be removed.
- Within 3 months all damaged trees that are left standing on a homeowner's property need to be removed and hauled off, stumps need to be grinded, and holes filled so that grass can begin growing back.
- Within 6 months repairs to homes should be complete. If there are extenuating circumstances for repairs not being able to take place, please contact the Board via email.
- You still must go through the ARB to make any changes to your home.
- The tentative date for the annual meeting is January 13, 2022. The backup date will be January 20, 2022.
 - Need to confirm dates as to when the budget will need to be completed, mail outs, bio's/nominations for Board Member positions that may becoming available, and homeowner dues.
- Butch Marchenko gave the ARB report.
- The Board reiterated homeowners needing to be proactive about any issues that arise.
- A homeowner that moved in a month ago asked about the landscaping in his yard that was damaged from Hurricane. The Board advised the homeowner to salvage the landscaping they could, then contact the ARB on recommendations of what they can/should replant.
- A homeowner asked if any of the pool furniture was damaged. The Board advised the homeowner there was no furniture damaged from the storm because it was all removed and placed in the gym pre-storm. The same homeowner asked if the insurance covers the damaged furniture. The Board advised the homeowner, again, there was no damage to any of the pool furniture from the storm. So, the insurance company will not be covering damage to any pool furniture that occurred pre-storm (due to homeowners not using the furniture properly and causing damage to it).
- A homeowner asked if anyone from the CDD will be giving a report. The homeowner was advised that someone from the CDD is in attendance, but will not be giving a report.
 - Homeowners were informed that Livingston Parish Sheriff's Office can issue citations in Carter Plantation.
- A homeowner stated she moved in 6 weeks ago and wanted to know who is responsible for the property at the end of Monarch Point because the grass is high. Bobby Waters informed the homeowner it will be taken care of in the next couple days.
- Jason Hawkes made a motion to adjourn the meeting at 6:36pm. Rob Logan seconded, meeting adjourned.