



Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

09/19/2023

All board members in attendance.

- The meeting was called to order by Jason Hawkes at 6:20 pm.
- Jason Hawkes recapped the 2023 Board elected positions: Jason Hawkes (President), Troy Phillips (Vice President), Dominick Gendusa (Treasurer), Bart LeBlanc (Secretary), Jamie Lee (Director).
- Minutes for August 2023 will be approved at the October 2023 meeting.
- Dominick Gendusa gave an update on financials.
 - As of September 12, the balance was \$74,000 in checking (less construction deposits approximately \$20,000), LOC \$20,108.00, total CD is \$103,464.00
 - No changes on the expenses of the Pickleball court
 - Security expenses through August are \$25,364.00
 - Lots 1A & 8B continue to be problematic with paying their dues and lawsuits will need to be filed next year.
 - Lien was filed on lot 257.
- Dominick Gendusa made a motion to accept the Financial report for August 2023, Jamie Phillips seconded, passed unanimously.
- Pool
 - Walkway: finalizing plans with the owner of the neighborhood-currently there are 2 quotes being looked
 - Mystic Pools
 - Jason will find out if the float valve is still under warranty
- Trick-or-Treating 2023
 - Due to a wedding the Saturday before Halloween night (and traffic issues), the HOA decided to coincide with the Livingston Parish official time and date, which is Halloween night 6:00pm-8:00pm. Homeowners are reminded to make sure their vehicle doors are locked.
- No Solicitation Signage
 - Per the Board's attorney, a sign can be placed at the entrance of the subdivision. Jamie Lee made a motion to approve the new solicitation sign to be placed at the entrance of the subdivision, seconded by Troy Phillips, passed unanimously.
- Front Entrance revamp
 - CDD began the work on the revamp of the front entrance. The HOA and CDD will split the cost of this project. It is in the budget for next year to complete the project.
- PC&R meeting will be October 5 @ 5:00 PM at the Clubhouse.
- High Density area in the neighborhood
 - Tall Timbers was changed from "High Density" to 7 lots, which will be similar to the lots in that area
- Speed Bumps need to be addressed with the CDD
- Multipurpose Court
 - After discussing the reasoning behind not putting the basketball goals on the pickleball courts, there is still a plan to place another feature adjacent to the pickleball court.

- Violations that have been recorded since last meeting

- Real estate signage, window units (one homeowner had a hardship) flag poles, weeds in flowerbeds, landscaping, high grass, trash/debris in yard, vehicle parking/trailer parking, amenity infractions (pool/gym)
- Fountain ~ this is property of the golf course.
- Emergency Response Plan
 - Dominick Gendusa made a motion to accept the Emergency Response Plan, seconded by Bart LeBlanc pass unanimously.
- John Munding gave the ARB Report
- Bart LeBlanc made a motion to adjourn the meeting @ 7:06 pm, Dominick Gendus seconded, passed unharmoniously.