



Carter Plantation Community Association

P.O. Box 688
Springfield, La 70462

12/16/2022

Subject: Annual Property Owners Meeting
Date & Time: January 12, 2023 @ 6:00 pm
Location: Carter Plantation Clubhouse Atrium

Dear property owner:

You are invited to attend the Annual Property Owners meeting. Please mark your calendars and plan to attend.

At this meeting, we will be electing one (1) new board members. Please contact a board member if you are interested in serving your community. We will also allow for nominations to be made from the floor at the meeting. If you will be using a proxy to vote, please ensure the proxy form is completed and returned in one of the following ways:

- Email to theplantationpoa@gmail.com
- Mail to CPCA, PO BOX 688, Springfield, LA 70462 (must be postmarked by 1/10/23)
- Have the person voting for you deliver the proxy form at the meeting on 1/13/23

Many topics will be discussed at the meeting, including but not limited to:

- A recap of 2022
- Budget and plans for 2023
- Q & A for various Carter Plantation entities.

If you have a concern, suggestion or question please email them to the board before the meeting. The email address is theplantationpoa@gmail.com

We look forward to seeing everyone at the meeting. If you plan on dining in the restaurant after the meeting, please call ahead to make reservations.

Sincerely,

Board of Directors

Carter Plantation Community Association, Inc.

CPCA General Membership Meeting: 1/12/2023

6:00 Call to order – Close and re-open meeting if necessary

- Welcome Everyone!
- Nominees for CPCA Board Position (3 year term)
 - o Nominations from the floor
- 2022 Financial Report & 2023 Budget – Presented by Treasurer

TURN IN BALLOT SHEETS

State of the Community – Presented by President

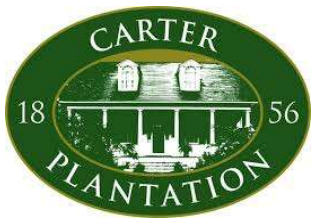
- 2022 Accomplishments
 - o Playground completed
 - o Total number of liens down to 2.
- 2022 Issues
 - o Compliance with restrictions and enforcement
 - o Continuing to manage the rapid pace of growth in the community.
- 2023 Goals
 - o Sourcing a new pool maintenance vendor
 - o Construction of multipurpose court per the 5 year plan.
 - o Revise community restrictions and bylaws.
 - o Pay back line of credit to round out emergency fund.

- Annual Reports from Community Entities
 - o ARB Report – Presented by John Munding
 - o Golf Course Report
 - o LSPO Report – Presented by Col. Ronnie Morse
 - o Social Committee Report
 - o HCHS Report

Final Questions

Results of Board Member election and 2023 budget votes

AJOURN MEETING



Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

OFFICIAL VOTING BALLOT

January 12, 2023

PROPERTY OWNER: _____

LOT NUMBER(S): _____

VOTING: (Bylaws 2.5) Voting will be one vote for each owner of Lot(s), but in no event shall more than one vote be cast with respect to any such Lot(s). The Board of Directors may allow voting by written proxy under such rules as may be established by the Board.

- **Nominees for Election (2023 – 2025) – Please select one (1)**
 - 1st Nomination from the floor** _____
 - 2nd Nomination from the floor** _____

Current Board Members and Remaining Term:

Rob Logan	Coming Off 2022
Dominick Gendusa	Term Expires December 2023
Jason Hawkes	Term Expires December 2023
Jamie Lee	Term Expires December 2024
Troy Phillips	Term Expires December 2024

Approval of 2023 Budget

- For**
- Against**



Carter Plantation Community Association

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Springfield, La 70462

PROXY

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This is to certify that I, _____, a property owner in good standing of Carter Plantation Community Association, do hereby designate _____ to cast my vote at the CPCA Annual Membership Meeting on January 12, 2023. This authorization is to terminate on January 13, 2023.

Property Owner Information

Lot Number: _____ Physical Address: _____

Signature: _____ Date: _____

Printed Name: _____

VOTING: (Bylaws 2.5) Voting will be one vote for each owner of Lot(s), but in no event shall more than one vote be cast with respect to any such Lot(s). The Board of Directors may allow voting by written proxy under such rules as may be established by the Board.

- Nominees for Election (2023 – 2025) – Please select one (1)
 - 1st Nomination from the floor _____
 - 2nd Nomination from the floor _____

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Approval of 2023 Budget

- For
- Against

**Carter Plantation Community Association
2023 Budget**

Revenues

HOA Dues	(260 Properties Less 3 Lots for Late/Lien)	\$ 218,450
ARB Fee Income	Assuming 10 New Starts	\$ 4,000
Interest Income		\$ -
Dues Late Charges, Interest & Penalties	\$370 * 3 Lots + \$85 * 3	\$ 1,198
Violations	10% penalty every other month	\$ 510
Total Revenues		<u>\$ 224,158</u>

Expenses

Cost of Services

ARB Expense		\$ 2,000
Total Cost of Services		<u>\$ 2,000</u>

Capital Improvements

Pickel Ball Court		\$ 75,000
Security Equipment		\$ -
Total Capital Improvements		<u>\$ 75,000</u>

Fitness Center

Fitness Center Supplies	2022 Was <\$500	\$ 500
Fitness Center Equipment Lease to Own	(\$609/Mo. Equipment Owned End of 2024)	\$ 7,308
Total Fitness Center		<u>\$ 7,808</u>

General & Administrative

Accounting	\$375/Mo + Additional Services	\$ 5,000
Bank Charges		\$ 100
Board Assistant	\$538.44/Mo + Additional Services (5hrs)	\$ 6,700
Credit Card Fees		\$ -
Home Owners Software		\$ 1,800
Insurance	(2022 was \$21,522.32) + 10% Rate Increases	\$ 23,674
Legal		\$ 3,000
Lien Filing Fee	(\$370 to File and Remove * 3 Doubtful Accts.)	\$ 1,110
Miscellaneous		\$ -
Postage and Mailing		\$ 200
Social Committee Expenses/Budget	(2% of Revenue)	\$ 4,369
Website		\$ 240
Total General and Administrative		<u>\$ 46,193</u>

Maintenance

Repairs and Maintenance		\$ 200
Christmas Lighting		\$ 1,000
Maintenance & Landscaping	(\$1,425/mo + Additional Services)	\$ 18,100
Total Maintenance		<u>\$ 19,300</u>

Pool Expense

Pool Cleaning	(Averaging \$945/mo... Cleaning & Chemicals)	\$ 11,340
Pools & Spa- Supplies		\$ 500
Total Pool Expense		<u>\$ 11,840</u>

Security Services

Security Cameras Utilities	(\$128.10 * 12)	\$ 1,537
Security Guard Services	(40 hours / week)	\$ 31,200
Security Support Visits		\$ 250
Total Security Services		<u>\$ 32,987</u>

Utilities

Electric	(Pool, Guard Shack, Security Pole CC/Winder Rd)	\$ 7,500
Telephone & Internet	(\$271/mo Gym and Guard Shack)	\$ 3,252
Gas		\$ -
Trash	2 Cans at Pool	\$ 600
Total Utilities		<u>\$ 11,352</u>

Total Expenses		<u>\$ 206,480</u>
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Profit (Loss)	\$ 17,678
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December Bank Balance	\$ 30,000
Money Back to Line of Credit	\$ (21,000)
Less Build Deposits	\$ (27,000)
Cash On Hand at Year End 2023	<u>\$ (322)</u>