



## Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

---

08/16/2022

All board members in attendance.

- The meeting was called to order by Jason Hawkes at 6:08 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).
- Rob Logan made a motion to approve the minutes from July 2022, Dominick Gendusa Seconded. Passed unanimously.
- Dominick Gendusa gave an update on financials.
  - Current balance is \$70,762.92 in checking
  - CD Value is \$100,978.29 of which \$20,142.72 LOC is drawn against it.
  - Second half of pool furniture payment has been made.
  - Troy Phillips made a motion to approve the financials for July 2022. Jamie Lee seconded. Passed unanimously.
- Jason Hawkes reiterated, to the Homeowners, the financials are online. As soon as the financials are reviewed and approved at the next homeowner meeting, they are posted online, just as they have been for the last several years.
- Paul Brignac, from the Livingston Parish Sheriff's Office, spoke with the community about their past presence in the neighborhood.
  - Advised that neighborhood security will be notified, in a timely manner, of LPSO presence in the neighborhood. Although specific details may or may not be shared. They were here recently related to an incident domestic in nature. The community was reassured that the abundance of LPSO officers does not necessarily mean there is something terrible happening. If resources are available at the time LPSO is called, there may be several officers available to responding to a single incident. Many times, facts are blown out of proportion, and he assured the community the more patrol cars that are seen throughout the neighborhood means they are trying to prevent issues. It does not necessarily mean there is a current issue.
  - Lauren Sadler also mentioned that an LPSO deputy is hired for several hours throughout events that are hosted by Carter Plantation.
- Jason Hawkes mentioned homeowners have requested more police presence in our neighborhood. In 2014 there were approximately 55 houses, there are now over 250 houses in the neighborhood. There is more police presence due to this increase.
- Mirror in the gym, as well as water vending machine in gym, will be talked about at the October meeting.
- Tropical Pools will be re-doing the top deck during the off season.
- Jason recapped, from the previous meeting, about the request made by a homeowner to view specific financial information. Rob Logan will give an update on this at the September meeting.
- No update on the donation of FWG commons area.
- Underage golf cart usage
  - This will be added to the list of items to be revised/added to the PC&Rs being rewritten. Many items listed in the current PC&Rs are not enforceable by the Board.
  - Since the streets are publicly owned, it is unsure whether or not the Board can pass a resolution until the new PC&Rs are in effect.
- A community member asked if we will be replacing the umbrellas at the pool.

- The Board replied with: Many umbrellas have been destroyed by community members not taking proper care of them and/or not closing them when they are not in use. We are putting into the budget to re-do the umbrellas, based on the quotes received, or possibly placing permanent umbrellas throughout the pool area.
- A community member asked that the walkway from the pool to the bathrooms be redone by community members.
  - The Board member replied: That property belongs to the Golf Course and it is in the plans of the CPCA to add bathrooms behind the playground/all-purpose court.
- Dominick Gendusa gave a breakdown of the proposed timeline for the new PC&Rs, that the homeowners will be able to vote on:
  - 9/1/22: Send a rough draft to community for input w/a deadline of 9/15/22
  - 9/20/22: Discussion of the input, and decide on what input will be placed in the next revision
  - 10/1/22: Revisions (from the community input) will be completed and sent out (as a second draft) to the community with final input deadline of 10/15/22
  - 10/18/22: Approve the final draft and discuss the steps to complete a successful revision.
    - Set date of annual meeting (mid-January)
    - Deadline for Bio's, for anyone interested in running for a position on the Board, will be 11/15/22
  - 11/15/22: Mail out full copy of proposed revisions to the PC&Rs, notice of annual meeting, proposed budget, dues assessment
  - 75% of property owners signatures are required to make the revisions of the PC&Rs in effect.
  - It is reiterated that timely input from homeowners is imperative.
- John Mundinger gave the ARB report.
  - Jason asked the CDD to add this topic to their agenda for their next meeting.
- Projects
  - CPCA is continuing the work on a Disaster Plan, rewriting the bi-laws, and making new restrictions
  - Playground is completed.
  - Gathering bids on the Multipurpose Court ~ will include a Pickleball court, and ½ Basketball ½ pickleball court
  - Gathering bids on the bathroom/storage area behind the playground
  - A multi-year Master Plan was submitted and voted on by the community.
- Beautification
  - Revamp of Blue Wing Crescent is on hold
  - Signage for Carter Cove Estates is on hold
  - Gates at the front of the subdivision is on hold
- The majority of compliance issues include the following:
  - Cutting grass, parking in the streets, dog's/animals being on leash
  - A homeowner asked about kids fishing in ponds
    - The Board responded with: We do not own the ponds, and if the Marshall is available, they can run them from the area.
- Discussion of the "Incident" at the Villa's:
  - Raymond Drude (owner and resident of Villa 6) spoke to the community:
    - Introduced Debbie Patnot (owner of home on Snowy Egret): her daughter has rented Villa 6 from Raymond Drude, since hurricane Ida. Her daughter received a call from a distressed friend that needed a place to stay. He daughter agreed to allow her to stay with her. At approximately 4:00am the friend caused a scene leading to the presence of law enforcement.
  - Following these comments, various homeowners made multiple comments regarding the Villa situation and asked questions about how the situation could be remedied under the current PC&Rs

- A homeowner asked a question regarding security in the neighborhood.
  - The Board advised the homeowners that increasing security would lead to the increase of annual dues.
  - It was also suggested the homeowners be proactive and contribute to the revisions of the PC&Rs.
- Rob Logan made a motion to adjourn the meeting at 7:29pm. Troy Phillips seconded. Passed unanimously.