



Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

08/17/2021

All board members in attendance minus Matt Stanga and Rob Logan.

- The meeting was called to order by Dominick Gendusa at 6:20 pm.
- Jason Hawkes made a motion to approve July 2021 minutes. Dominick seconded. Passed unanimously.
- Jason Hawkes made a motion to approve financials from March-June 2021. Sherrill seconded. Passed unanimously.
- Dominick gave an update on the financial report.
 - Current balance is \$31,464.79 in checking and \$100,000 in CD.
- There are currently \$10,800 dues past due and liens will be getting filed soon.
- Assistant to the Board has been continually migrating all the information into Pay Hoa
- A homeowner, who owns a cleaning service, put in a bid for deep cleaning gym \$200/month 3 times a month. The Board agreed there is an interest in obtaining these services. It will be voted upon at the following meeting. Dominick will request a formal quote and inquire about insurance. The villas will continue to clean weekly.
- Several homeowners have requested free-weights in the gym. A bid was received for a full set of dumbbells, 5 kettle bells, and a dumbbell rack. Just under \$2000. We would have to pick up the equipment and bring it to the gym. Decision on hold until we near the end of year. Dominick will find out if free-weights will affect the insurance policy. This purchase will possibly be made at the end of the year if there is enough money in the budget.
- Jason Hawkes asked about the air circulation in the gym. Bobby Waters gave permission to cut holes (one in each door in the hallway) to improve the ventilation in the gym.
- Jason Hawkes made a motion to approve Southern Magnolia for pool clean-up/landscaping, in the amount of \$5025.00, Sherrill Pearson seconded. Passed unanimously. To complete the following tasks:
 - Pull all the weeds inside the pool area, remove all trash, and take everything to the dump. Cut down last Magnolia. Lay pine straw inside the pool area, add new landscaping outside the pool area, which will include hedges in the front between the columns. Trim the azaleas on the rear fence line, and spray/kill all weeds, etc. along the left fence line.

* Dominick mentioned we have a new grounds maintenance vendor due to reasons mentioned at the previous meeting. There was a slight increase in the price. This bid is good until the end of the year, and other options will be considered at the new fiscal year.

- 2020 Projects

1. Security – camera and access job complete.
2. Pool Reno – Done – only punch list item left is non-slip for tile. Dolphin has been returned.
 - a. Pool signage has been ordered. Awaiting install next couple weeks.
 - b. New hinges installed. Front gate now works properly.

- 2021 Projects

1. Playground. Construction should be completed by the end of the week. The company requested a week cure time. Fencing has been ordered, 20 weeks out. If we do jellybean around equipment only (\$8970).

Community members to spread jellybean. John Munding said the canopy for the playground is on backorder.

2. McLin for replat. Deposit paid. Corners are marked.
 3. Snowy Egret and Wild Iris Cul De Sac beautification – Snowy Egret Cul De Sac DONE
 4. Revamp Snowy Egret entrance beautification – DONE
 5. Revamp Blue Wing Crescent beautification near alligator pond ON HOLD
 6. Signage for Carter Cove Estates – Bids are in the works.
 7. Explore the possibility of installing a gate at the entrance to neighborhood – Butch M is heading up this effort.
 8. Iris' getting added to Fairway Gardens. DONE
- John Munding gave the ARB report.
 - Dominick mentioned Lot 28 is having issues with Level. He asked the homeowner to send an email to the Board and the Board will attempt to rectify the situation.
 - A homeowner made a complaint about the traffic/speeders in Carter Plantation. He observed there was only one speed limit sign from the entrance of the subdivision to the back of the subdivision. The Board recommended the CDD. Level still owes us one 20mph sign near lot 25.
 - A homeowner asked what is the level of liability is for catastrophes that may occur in Carter Plantation.
 - Dominick mentioned the common areas are covered by HOA general liability, including the gym/playground/and anything the HOA puts together. \$1M per occurrence/\$2M per year.
 - Jason Hawkes made a motion to adjourn the meeting at 7:00 pm. Sherrill Pearson seconded, meeting adjourned.