

Carter Plantation Community Association  
Board of Directors Meeting Minutes  
March 18, 2014

Call to order:

Maurice Welsh, President called to order the meeting of the Carter House at 6:11 pm.

Roll Call:

Maurice Welsh conducted roll call. The following board members were present: Maurice Welsh, Amber Landry, Danny Gendusa, Billy Smith, Lesley Boyd, John Mundinger, Ricky Juban; Quorum met.

Old Business:

Motion by Danny Gendusa to approve minutes from February meeting. 2<sup>nd</sup> by Billy Smith

Golf Tourney Update via Lesley: Tourney to be held Monday May 12. Carter Plantation will be catering some of the food. Bill Pananos will provide the beer. There will be a golf tournament meeting the week of March 24-48. Maurice emailed draft of the tourney promo materials out to everyone but it needs some editing.

Carter Estates/Carter Cove

Maurice to write letters to owners of lots in Carter Estates and Carter Cove to see if they have intentions of joining into our PCR's.

Fencing for CCR and Landscape Project

John gave report from bids he had been given:

Fence- 8x8 posts with 4x4 horizontal rails, no masonry work, \$4000

Landscape- Massengale proposal for \$8000

Billy motioned to increase budget to accommodate the difference between the original amount and the new proposal and to accept the Massengeale proposal. Danny 2<sup>nd</sup>.

John will forward all proposals to Billy who will send to mgmt company to verify paperwork, insurance, etc. Project to start ASAP.

Pool

Leo has replaced the pool pump which recently went out. Maurice will contact lock person to proceed with getting keyed lock installed on gate. Each property owner will receive 1 key and replacement keys will be given as needed with an imposed fine to said property owner.

Villas

Danny will draft letter to send to villas 1,2,3,5&7 accepting their request for variance in dues for 2014.

### New Business:

#### Ronnie Fugarino Proposal:

Mr. Fugarino sent proposal letter (See attached) agreeing to pay a minimal amount compared to what was owed for his properties. Board feels we should have been consulted with a reasonable offer. Mr. Fugarino claims he was told by previous owners that he would not have to pay the yearly dues until his properties sold. Lesley will speak to Jennifer to see what paperwork exists from this agreement. There was a verbal agreement previously made between the CPCA and Mr. Fugarino and when it was sent to him in writing, he never acknowledged the agreement. Will resume discussion of this at next meeting after consulting Mr. Fugarino.

#### Water Clarity Issue

Maurice has received several complaints about the water clarity in homes at Carter Plantation. Issue will be brought up at next CDD meeting.

#### Fairway Gardens:

The CPCA is going to get bids to put concrete apron at the entrance for all garbage cans (keeping garbage trucks out). This will be done at the same time as the landscaping.

#### CPCA Website

The "old website" theplantationpoa.com needs to stay up for the HCHS and CDD until they are able to get their own site. All other links should be disabled and should be redirected to the management company.

#### Street Monitor

The hiring of Steven Campo by Carter Management did not work out and he will still be paid directly by the CPCA. We are currently looking into other options with security. Billy will get the management team to get bids from security companies and get prices on security equipment.

#### PCR Review

Danny has met with several attorneys trying to choose the right one for this issue. The CPCA needs to hire an attorney to analyze our legal situation based on current law and legal recordings. More or less, "clean it up". The CPCA authorizes Danny Gendusa to finalize an agreement with one of two firms to seek legal opinion and status of CPCA interests. A budget of \$7500 has been established. Motion approved by Billy Smith 2<sup>nd</sup> by Amber Landry. Approved by Billy, Amber, and Danny. Lesley abstained from vote.

Motion from Billy Smith 2<sup>nd</sup> by Amber Landry to seek our own legal counsel for CPCA as there is a conflict of interest for the one the management company recommended.

### ARB Activity

John received complaint from neighbors of Hawkes (lot # 125) about the mud on the street. He will draft a letter to the Hawkes' thanking them for their efforts to keep everything clean but explaining the situation to them.

Finances

Amber will get with Anna at Community Management and to get list of delinquent dues/ fines to date.

Amber to get with Debbie at bank and set up new signature card to add Lesley Boyd. All board members will have to go to bank and re-sign card.

Other

Next CPCA Meeting April 29, 2014 6:15 pm Carter House