

Carter Plantation Community Association

Board of Director Meeting Minutes

Thursday, September 25, 2014

Call to order:

Maurice Welsh, President called to order the meeting of the CPCA Board of Directors at the Carter House, 30325 Carter Cemetery Road, Springfield, LA, at 6:15 pm

Roll Call:

The following Board Members were present: Maurice Welsh, Danny Gendusa, and Billy Smith. Amber Landry, secretary, was absent. ARB members present were Lessley Boyd and John Munding. Some of the others present were CP residents Tammy Welsh, Mike Simoneaux, Linda Simoneaux, David Anderson, Vickie Robinson, Denny Dufour, Jason Hawkes, and Frank Smode. Clay Pinson and Chris ?, with Massengale Grounds Management were also present. Quorum met.

Old Business:

1. Motion passed (made by Danny Gendusa, second by ?) to approve August 27, 2014, board meeting minutes. All voted Aye.
2. Financials - deferred – accountant unable to attend meeting.
3. Surveillance Cameras – deferred
4. Fairway Gardens – Bids reviewed for concrete work for road repairs and additions, and for garbage pad bids. Maurice presented a bid from (?) obtained by Melanie of Community Management, and Denny Dufour presented a bid from Martin Concrete Construction. Low bid was from Martin Concrete Construction. Maurice will bring bid to CP CDD to request help with paying for road repairs, some of which are believed to be the result of faulty road repairs done by Mo-Dad contractor during water system repairs. Danny Gendusa made motion to proceed with bid for garbage pad. Second by (?) Vote ?
5. It was reported that Melanie, the primary contact for the CPCA with Community Management, has resigned. (Name of New Person) will be the new contact.
6. Massengale Landscaping - Clay Pinson covered the work that has been done in accordance with the contract. Landscaping and irrigation has been added on Carter Cemetery Road in front of the homes outside of the gatehouse. Mulching, which is not in the contract, was discussed. Clay said to call Sonya at their office if there are specific requests not covered by the contract, and they would be scheduled and billed separately. Clay also mentioned that there are drainage problems around the pool, and that the plants

used around the pool are not right for that location, making the situation worse. Lessley agreed to meet with Massengale to check out the problem.

7. PC&Rs - Maurice will contact the CPCA Attorney to get with Ralph Hood, Claude Penn's Attorney, to work on bringing all properties in Carter Plantation under the same PC&R's.

8. CPCA Website – Maurice presented the contract bid from Methods, the company currently doing the website maintenance, for them to continue doing the plantationpoa.com website. He stated that the CDD has offered to share the expenses for the website if the contract is approved by the CPCA. After some discussion, the board decided that they needed to contact Amber, who couldn't attend the meeting, by telephone in executive session, to discuss the need to continue the website and the Methods contract proposal.

New Business:

1. John Munding stated that construction has begun on Lots 129 and 188, and that the owners of Lot 73 are checking on builders to obtain construction bids. Drawings have been received for house on Lot 163. John has talked to the owner of Lot 163 concerning the setback. They did the pad for a 20 foot setback instead of the required 30 foot setback. The board agreed that there would be no waiver for the 20 foot setback.

2. Violations

Lot 120 - High grass (believe board voted to have grass cut and lot owner billed)

Lot 168 – High grass (believe board voted to have grass cut and lot owner billed)

Lot 15 – Paint cans on empty lot (not sure how this was handled)

Lots 287-288 – John Munding will talk to the contractor about cleaning up the construction and other trash.

Multiple complaints received about RV parked in Stephen Guidry's driveway for an extended time. (not sure how this was handled)

3. Service Request - Lights out on the Carter Plantation sign and Oak Tree. Lessley will check the light by the sign and Dave Anderson will check the light by the Oak Tree.

4. Upcoming Events

CPCA Halloween Trick or Treat – October 28th, 5 pm at the Ballroom Courtyard

CPCA Relay for Life – November 1st at North Oaks Park

CPCA Halloween Party – November 1st, 7 pm at Carter House

Meeting adjourned by Maurice Welsh (motion & second?)

Minutes submitted by Tammy Welsh in Amber's absence.