



## Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

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10/20/2020

All board members in attendance minus Sherrill Pearson.

- The meeting was called to order by Dominick Gendusa at 6:13 pm
- Jason Hawkes made a motion to approve the minutes from August. Rob Logan Seconded. Passed unanimously.
- Rob Logan gave an update on financials.
  - Balance is 156K.
  - As of September 23, all 3 CDs formed into one. Savings acct closed. 100K LOC.
  - All liens have been filed, with one outstanding.
  - Only major expense is a 32K request from Tropical Pool. Rob Logan will send payment today.
  - Figurino sent a check on October 9. Check has yet to be received.
  - Lot 102 Construction deposit will be given to Adrian.
- Preliminary budget will be available at the November meeting so it can be approved at the December 15 meeting.
- 2 spots available for the Board.
  - Dec 1 prospective board members bio's need to be sent to be reviewed.
- Pro Green will be putting Fall colors on old Hole 11. Talking with them about the bid for next year for 3 planned projects: 2 cul-de-sacs and 1 in the 4th filing.
- Dominick solicited the idea of creating a job for an assistant to the Board. Working approximately 22 hrs. a month. Some duties include: taking monthly minutes of Board meetings and sending to the Board, inspecting neighborhood 2x/week, visually inspecting amenities (gym/pool) every 2 days and report findings to the Board. Also added: Due to the job being a contract, a \$1 million liability insurance policy will be required. Bids will be due October 30. Dominick will send an email stating what the job description entails. Jason Hawkes made a motion to solicit bids for a contractual assistant with specifics going out in the correspondence, which will include an hourly rate for additional services. Rob Logan seconded. Passed unanimously.
- Received bids from Miracle Playground.
  - 50-60K (includes installation and filler)
  - Would not include fencing and walkway connecting pool to playground
- Lawsuits from 4th filing. Dominick completed the affidavit requested by CPCA counsel. Collecting evidence for possible trial. Waiting for motion of summary judgements.
- Lot 252 agreed they had to update landscaping in accordance with PCNRs. Owner has been in contact with John Munding. Landscaping needs to be complete by mid-November.
- Lots 48 & 49 will be issued a \$400 fine for noncompliance in clearing the 2 lots. Invoice and Violation notice will be sent to owners.
- Incident involving minors having unapproved access to the Gym was resolved within 24 hrs. Dominick recommended the owner of the card lose access for 1 year for violating the rules. Jason and Rob agreed.
- CDD is working on the issues of speeding and improper parking in the neighborhood.
- Potential for additional cameras to be installed outside the gym to verify facial views of persons entering/exiting the gym. Rob and Jason agreed.
- Deposit for renovation of the pool has been paid, work will begin soon.
- Butch Marchinko gave ARB report.
- Talk to Chris Blanchard about Baseball team painting mailboxes in the neighborhood as a fundraiser.

- Jason Hawkes made a motion to adjourn the meeting at 6:52 pm. Rob Logan seconded, meeting adjourned.