



Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

11/19/2019

All board members in attendance except for Andy Turcotte & Matt Stanga

- The meeting was called to order by Dominick Gendusa at 6:01pm.
- Jason Hawkes makes a motion to approve minutes from 10/15/2019. Kevin Grace Seconds the motion. Passed unanimously.
- Kevin Grace gave the financial report: As of October the CPCA had \$92,102 in Checking, \$72174.32 in Savings, \$20k in a 90 Day CD, with another two being put into action in November and December. The monies in the CD's will be used as emergency funds.
 - Payment for Street Signs in October. Just over \$23,000.
 - Collected \$4,890 in Homeowners Dues for the previous month. We are right on target for the number of dues collected vs budgeted. Budget was based on 163 homes and 9 villas with 5% allowance for doubtful accounts.
 - Filed liens on 9 properties. One has paid out. 8 outstanding liens.
- Jason Hawkes made a motion to approve the financials from October. Kevin Grace seconded the motion, passed unanimously.
- Kevin Grace discussed the need to finalize the budget for 2020.
- Dominick Gendusa set the date for the annual General Membership meeting. Meeting will be held Jan 9th at 6pm.
- Dominick Gendusa mentioned limited progress on the lawsuit. No depositions as of yet. Some parties have been dismissed.
- Dominick Gendusa discussed the need for the pool to be picked up for winter.
- Dominick Gendusa discussed the lots being cleared for future development in the front of the neighborhood. So far, all that we know is that those lots will eventually be developed on and they are currently being cleared in anticipation of that. No time table on when construction could start. With the exception of lots 36-41, all of the lots that Level intends to build on are fully subject to the Restrictions and they will be held to the rules to the same standard that anyone else would. Any issues resulting from this construction should be sent through the proper channels. Level superintendent, ARB, CPCA. No more variances will be given in the neighborhood until the lawsuit is resolved and the exclusion is removed from our liability policy.
- An attendee mentioned that the rules were violated when the trees were cleared without prior approval. The board commented that the current landowner will be fined.
- Dominick Gendusa reviewed the 2020 grounds maintenance bid. No increase, but we will get a \$3500 credit towards a new landscaping project in that year.
- Dominick Gendus discussed the idea of putting hedging down carter cemetery road. Comments were made from the attendees. Tabled for further review.
- Compliance Issues: 181 Grass and Realtor Signage, Improper Signage 23390 Cypress Cove, Improper Realtor Signage Lot 167.

- ARB Report: copy passed to Dom.
 - 8 houses under construction.
 - LEVEL 29 Homes completed or in the works.
 - Level leadership and the ARB met regarding the removal of trees in the new construction area, reviewed the construction rules and set expectations to their next phase of construction. About 25-30 new lots purchased.
 - Construction started on Lot 236 without plan review or approval.
 - Carter cove lots are being redrawn to larger estate size lots.
 - Signature oak lots along panther road have been recently purchased.
 - Perrin 180, 80% complete
 - Comer 172, dirt work started
 - Nutter 133, framing up
 - 5 Houses on Monarch Point, framed up. Expected to be finished by end of year if not early January.
 - Letter has been sent to the Level Homes new residents that are not in compliance with landscaping expectations.

- Level is considering adding more landscaping to previously built homes that were not done correctly to begin with. More to come.
- CDD reported that the sewer treatment plant is near capacity and they are in the process of adding to the plant to accommodate the new homes. The cost will be assessed against the properties in Carter Plantation. This plan will be discussed at the annual meeting.
- Butch Marchinko asked about the signs in carter cove estates. They will be completed once the lots are redrawn.
- The issue with the frontage road being damaged was discussed.
- There are two openings on the CPCA board coming in 2020. Send in a Bio, nominations will be taken from the floor at the GMM, elections will be held at the GMM.

- Jason Hawkes made a motion to adjourn the meeting at 7:14, Kevin Grace seconded, passed unanimously.