



Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

12/17/2019

All board members in attendance except for Andy Turcotte

- The meeting was called to order by Dominick Gendusa at 6:03pm.
- Jason Hawkes makes a motion to approve minutes from 11/19/2019. Kevin Grace Seconds the motion. Passed unanimously.
- Kevin Grace gave the financial report: We are awaiting November financials. As of November 30 we have \$83,553.06. 3rd \$20k transfer to CDs is coming on 12/20/2019. That will leave an approximate balance of \$32k in savings.
 - One lien has been released. 8 are still filed.
- Dominick Gendusa reminded the crowd that the annual meeting will be held at 6pm on 1/9/2020. CPA will assist in delivering meeting notifications along with dues notifications.
- Kevin Grace reviewed the proposed 2020 Budget. Based on 191 Homes and 9 Villas at \$850/year with 5% for Doubtful Accounts. Projected income is \$182,235. Expenses are projected at \$127,000. Net Operating Income of \$55,235. Capital Improvement projects at \$50,000. Projected surplus of \$5,235. Subject to an agreement being signed with golf course ownership.
- Kevin Grace made a motion to submit the proposed budget to the homeowners for review.
- Dominick discussed two new board members who have shared an interest in running for the open board seats.
- Dominick discussed obtaining summaries from each entity in Carter (ARB, Golf Course, etc). Board was agreeable and summaries will be collected for disbursement before the annual meeting.
- Dominick Gendusa discussed the renewal of the Crime policy for the CPCA.
- Jason Hawkes will be getting data from the villas to substantiate a dues adjustment based on property owner savings.
- Dominick Gendusa discussed the need for affidavits to be collected from all level homes so that they can be filed with the clerk of court.
- Dominick Gendusa mentioned that there were no updates on the lawsuit.
- A question was asked from the audience regarding the lawsuit and an explanation was given.
- The ARB confirmed that plans were received for the previously missed submissions regarding 3 Level lots in Tall Timbers. .
- ARB Report: copy passed to Dom.
 - 8 houses under construction.
 - LEVEL 34 Homes completed or in the works.
 - Carter cove lots are being redrawn to larger estate size lots.
 - Signature oak lots along panther road have been recently purchased.

- Perrin 180, 90% complete
 - Comer 172, framing has begun.
 - 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.
 - Pads will be built in the coming weeks on the lots that have been cleared for future level development.
 - Dominick asked the ARB if we could do anything to help raise the price per square foot on a **BASE PRICE** basis.
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- Level is considering adding more landscaping to previously built homes that were not done correctly to begin with. Dominick Gendusa asked for an update on this effort.
 - A question from the audience was asked: was the developer fined for cutting down the trees, when were they fined and for how much. ANSWER: yes, we have discussed that they will be fined. The cost will be \$500.00. The audience member suggested we fine the developer \$500 per lot. Everyone was reminded that they took down all of the trees at once because it was more economical and the trees would eventually come down when a house is put on the lot.
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- Jason Hawkes made a motion to adjourn the meeting at 7:04, Matt Stanga seconded, passed unanimously.