



Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

2/18/2020

All board members in attendance except for Matt Stanga

- The meeting was called to order by Dominick Gendusa at 6:03pm.
- Jason Hawkes makes a motion to approve minutes from 1/9/2020 of General Membership Meeting and January Minutes. Sherrill Pearson Seconds the motion. Passed unanimously.
- Jason Hawkes made a motion to pass a resolution to Ratify the present negotiation and Execution of the CPCA agreement between Bobby Waters and the CPCA on 12/19/2019. Passed unanimously.
- Kevin Grace gave the financial report for year ending December 31, 2019: We are awaiting January financials. As of December 31, 2019, we have \$73,898.79. We have 3 CDs 20k each for a total of 60k. That leaves balance of \$32,195.62 in savings. Construction Deposits we owe \$12,500. Budgeted for Dues \$146,157.50 Collected \$151,348.04 (Growth due to new occupied homes). ARB Fees- Budgeted \$1,600 Collected \$6,900. Maintenance- Budgeted \$37,759.02 Spent \$38,215.62. Security Services- Budgeted \$33,900.00 Spent \$34,559.81. Pool Budgeted \$24,923.63 Spent \$19,939.19. Fitness Center- Budgeted \$10,200 Spent \$0. General Administrative Expenses- Budgeted \$152,927.37 Spent \$135,753.79. \$30,444.73 Spent \$22,733.20. Total Expenses-\$152,927.37 Spent \$135,753.79. Cash Flow from Operation Income \$38,072.77 Budgeted \$11,200. Capital Improvement Project- Fitness Center \$20,000 Beautification \$7,500 total \$27,750. We spent \$27,755.54 on new Street Signs and Beautification. Security System- Budgeted \$3,500.00 Spent \$3,600.87. Leaves Net Surplus \$6,716.36. Jason Hawkes made motion to approve financials Sherrill Pearson Seconds the motion.
- Rob Logan January Financial report- Checking \$136,415.30. 3 CD's and 1 matured and rolled over and Savings total 92k. Checking and Savings total \$228k. Received \$127,374.35. HOA Payments received 94k so far. 109 LOTS paid in full. Jason Hawkes made motion to approve financials Sherrill Pearson Seconds the motion.
- HOA Payments due March 1. Late as of March 2. Letter to be sent to all delinquent lots at that time.
- 2 liens has been released. 6 are still filed.
- Additional Payment made to Stiel Insurance
- Board Members signed bank docs.
- Sending corrected invoice to Villas
- Sherrill sent Workout Rules and Disaster Plan to Board for review.
- Items discussed for Workout Facility: Scheduled opening 3/1, Signature needed for card, Free Membership with paid dues, Security card system install in progress. WiFi etc. Possibility of videos or QR reader for equipment useage.
- Suggested to have paper trail about the ownership of facility and was discussed with Travis to get us that in place.
- Lawsuit- we are pushing for depositions. Get them to come up with a ask.

- 2020 Projects:
 - 1. Gym & Security
 - a. Equipment install - Completed
 - b. Security Card system - In Progress
 - c. Camera install - In Progress

2.Pool Renovation

- a. Design - Preliminary Concept Received
- b. Camera Install - Waiting on IPSC to determine location of the pool
- c. Architect involved in helping design and drawings on Master Plan. Will supply us with 4 bids. Making pool area bigger and doing away with hot tub to make bigger deck area, etc. Pool Reno after Pool Season. Landscape Removal after Pool season.

WILL DESTROYED LAWNS BE REPAIRED BY CDD, MODAD OR ELITE DRILLING?

Mike is getting with Elite Drilling company to get plan of action and get taken care of immediately. If they do not get it done quickly then Mike will have it completed and charge back.

Questions for ARB: UPDATE ON LEVEL LANDSCAPING. DRIVEWAY WIDTH ON NEW CONSTRUCTION GOING FORWARD. John is Level for landscaping and driveway whip. Level has responded that weather has been lousy and said would be there in March. Linda to put together list of dates when each homeowner moved in. We will continue to pressure to make sure landscaping gets complete.

- ARB Report- 5 houses still under construction. 3 finishing up and 2 on Monarch Point still in interior finish stage. LIEN on 1 on the first group of 3. Lots where they are starting to form that could be in danger of flooding. Travis replied that company will look at that. The issue will be with the Parish and not us so we will stay out of it. Brought up and discussed that all driveways go to 18 feet width.
- Meeting Adjourned at 7:15pm.