

CPCA Minutes

February 20, 2018

The meeting was called to order by Dominic Gendusa at 6:00pm. All members were in attendance, with the exception of Andy Turcotte.

Motion was made by Maurice Welsh and seconded by Jason Hawkes to accept minutes from the January Meeting. Note was also made to publish the minutes, once approved, in with the monthly newsletter.

Financial – presented by Kevin Grace

- Collections for January was \$47,726.90 with an additional \$40,548.00 collected to date in February, which equates to 109 lots paid in January and February to date.
- Kevin Grace made a motion to sign the Engagement Letter for their services in 2018 from Phil Hebert, CPA and seconded by Maurice Welsh. All in favor.

Villas

- Establish a committee to look at the cost/benefit of giving a variance to the Villas on homeowner dues. Homeowners are given a lower rate compared to the general public that they can use for family and friends. Suggestion was also made to publish in the monthly newsletter to alert homeowners of this perk.

Carter Plantation Pool

- Received two bids from pool companies to maintain and service the pool
 - Tropical Pools - \$350 per month – twice a week plus chemicals
 - Mystic Pools - \$80 per visit plus chemicals
- After discussion, Maurice Welsh made a motion to procure Tropical Pools to provide monthly maintenance. Seconded by Jason Hawkes. All in favor.
- Further discussion was conducted as this increase in unplanned costs would cause the pool costs to go over budget. The Pool Manager position was discussed with only one applicant applying beginning march 1, 2018. The pool budget was restructured and Maurice Welsh made a motion for Dominic Gendusa and Kevin Grace to sit down with the Pool Manager (Lisa Blanchard) and if acceptable to a salary reduction that would allow us to fall within the original budget, hire her as Pool Manager. Seconded by Jason Hawkes. All in favor.

Speed Bumps

- All further action on speed bumps will be deferred to the CDD. The CPCA will consult on this matter, but it is the responsibility of the CDD to install and maintain.

CPCA Security

- Current contract with Rivers Security, LLC. Currently, providing 48 hours of security per week. Overtime is being paid, which the owner has been contacted to provide an additional worker to avoid paying overtime. This will save \$2700 per year.
- Moving forward, we will evaluate several alternatives and put forward to the homeowners:
 - Status quo

- Keep the security guard and add decals for homeowners
- Keep the security guard, add decals and improve cameras at the gate
- 24-hr video surveillance

Tabled until the next meeting as we wait on prices.

Compliance

- Although posted on the website, suggested every homeowner be given an emailed copy of the PC&R's for their reference. Provide a follow up letter with punitive actions for those that fail to comply

ARB Report – presented by John Munding

- Stanga planted trees and provided landscape. Acceptable to return deposit.
- Tall Timbers Development – Level Construction is a very professional group. They are starting construction on five houses Monday. They have been coordinating with the ARB and will keep them in the loop of all progress they make.

Next meeting set for March 20th @ 6pm.

Maurice Welsh made a motion to adjourn at 8:00pm. Seconded by Jason Hawkes. All in favor.