



# CARTER PLANTATION

## Community Association, Inc.

P.O. Box 688, Springfield, La. 70462

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### CPCA Minutes

May 21, 2019

All board members in attendance except for Matt Stanga.

The meeting was called to order by Dominick Gendusa at 6:06pm.

- Jason Hawkes made a motion to approve the minutes from April, Kevin Grace seconded, passed unanimously.
- Kevin Grace gave the financial report:
  - As of April 30<sup>th</sup> the CPCA cash assets are \$141,259.15 in checking and \$92,143.59 in savings.
  - 138 homeowners and 9 villas have paid their 2019 dues.
  - Andy Turcotte made a motion to accept the financial reporting, Jason Hawkes seconded, passed unanimously.
- Dominick Gendusa announced the mid-year meeting will be June 20<sup>th</sup>. @ 6pm. The dues raffle winner will be announced that night. The clubhouse dining room will be open for dinner that night.
- Dominick Gendusa reported that the CPCA liability insurance pricing is currently being quoted but it will be accepted and renewed barring any major changes to the cost.
- Dominick Gendusa announced the golf tournament will be on June 21<sup>st</sup> with a noon shotgun start.
- Dominick Gendusa reported there is no major update on the litigation the CPCA is involved in.
- Dominick Gendusa reported he will get with IPSC to get a replacement DVR with HDMI port.
- Dominick Gendusa reported Tropical Pool's work report listed the main pool pump is burnt out and details will be forthcoming.
- Dominick Gendusa gave a Beautification update:
  - Course maintenance will change the two "up" lights near the guard shack.
  - A small wooden fence near the intersection of Carter Cemetery and Winder, bids to be solicited.
  - Bid received and project awarded to clean and repaint 5 brick columns. Vendor to have also power wash pool area, and work will include painting the trim at the guard house. Total cost was \$1,000.
  - Fairway Gardens Project will cost \$3,715. The work has been awarded. Will include dirt work to regrade and guide rainwater to the street, seed new grass and plant 5 trees, soil and mulch.
  - Carter Cemetery Frontage Project will cost \$4,240 but is on hold until the establishment of visitation hours by the cemetery.
- Dominick Gendusa reported bids have been accepted for new signage for all of Carter Plantation. These bids are under review.
- Andy Turcotte reported the CPCA records consolidation project will be delayed until the relocation of the files to the new gym at which time they will be sorted and either destroyed or saved.

- DG reported he spoke to Level Homes regarding upkeep at the construction lots. They will begin using trash enclosures and debris fencing.
- Dominick Gendusa reported on the following compliance issues:
  - Lot FW09 has been contacted regarding leaving the garage door open and animals roaming around during the day with a second notice.
  - Realtor Pam Head has begun using proper signage.
  - Lot 13A has been parking a vehicle on the front lawn, they were given their first notice.
- John Mundinger gave ARB report, notes as follows, report attached:
  - 6 houses are under construction
  - Lots 132, 115 are very close to completion.
  - Lots 180 has poured a replacement slab after tearing out the original.
  - Lots 100, 103 and 194 have slabs poured.
  - Lot 232 submitted plans for review.
  - Lot 108 submitted a site plan.
  - Lot 172 revised their plan, design ongoing.
  - Lot 122 submitted plans for review.
  - Lot 133 has been working on revising their site plan.
  - Lot 57 has reached out to John about some flat work to their existing site.
  - Other verbal inquiries have occurred.
  - Level Homes has started construction on 22 homes. 12 are complete, 5 homes are framed, 5 are just getting started, 11 have been moved in and 6 homes under construction are presold. 4 are for sale including 2 finished ones and 2 are under construction.
  - John has been in discussion with some new owners regarding play equipment.
  - The board along with John Mundinger brainstormed on how to be more proactive with what modifications are acceptable without ARB approval.
  - John Mundinger has been working on a program to get the Level Homes into landscaping compliance.
- Dominick Gendusa allowed questions from the floor:
  - One concerned resident stated that the Level Homes lots are so small the children for those homes are now resorting to playing on the golf course. The resident continued to ask what can we do to stop this? The board suggested calling the clubhouse to report safety concerns.
- Andy Turcotte motioned to conclude the meeting at 6:53pm, Jason Hawkes seconded, approved unanimously.
- The meeting was reopend by Dominick Gendusa at 6:54pm.
- At the request of a resident Dominick Gendusa reported that there are currently no restrictions for building a home with the intent to lease it as an income property and it would take a revision of the Protective Covenants and Restrictions in order to potentially influence this practice.
- Andy Turcotte motioned to conclude the meeting at 7:03pm, Jason Hawkes seconded, approved unanimously.