

CPCA Minutes
September 12, 2017

The meeting was called to order by Maurice Welsh at 6:08pm. All members were in attendance.

Motion was made by Denny Dufour and seconded by Andy Turcotte to accept minutes from the July and August Meeting.

Financial – presented by Jim Thorpe

- Jim Thorpe met with Phil Hebert, CPA. Phil Hebert is now under contract with the CPCA. He will not be filing liens, but will present a Balance Sheet and Profit & Loss Statement each month. The Treasurer will pay the bills and give the receipts to Phil Hebert at the end of each month.
- Received \$79,000 from Community Management and they kept a small amount to pay outstanding bills as they come in. They will then forward the balance to us.
- A motion was made by Andy Turcotte to allow the Treasurer to be single signer up to \$5,000.00. Seconded by Denny Dufour. All in favor.
- Discussed a letter received regarding liens on the property of Yikes, LLC.
- Jim Thorpe made a motion that a late fee of \$85 be assessed to those that have not paid their current dues by May 1, and 10% interest charged every subsequent year, until paid in full. Seconded by Denny Dufour. All in favor.

ARB Report – presented by John Munding

No changes since the last meeting.

A question was raised regarding the dumpster and pads by Billy Smith's house. John Munding contacted Billy Smith, to which he responded they are still working on the house.

Old Business

- Dummy cameras will be installed this weekend.
- Speed bumps
 - \$285.00 – 8' x 10" x 2" speed bump. Slow to 5mph. Install at Guard House
 - \$1367.05 – 19'6" x 35 1/4" x 2" speed hump. Slow to 15-20mph
 - Speed bump sign
 - Share the expense with CDD

A motion was made by Denny Dufour to approve the above speed bumps and share the expense with CDD. Seconded by Jim Thorpe. All in favor.

- Real Estate signs – Sign World in Pumpkin Center knows what the requirements are and cost \$100 per sign. Real Estate companies out of compliance are being contacted to fall in compliance or their sign will be removed.

New Business

- A letter will be sent to Louis Bacille to move his ATV and trailer into his garage or to an offsite location to avoid being fined.
- A letter will be sent to the Easley's to remove their utility trailer from the driveway, or parking on the end of the street or on the neighboring lot.

- Discussion and general membership meeting will be discussed at the next meeting including setting a date.

Pool Report

- New maintenance man needed – will defer until next month's meeting.
- Main gate fixed and new gate between main pool and toddler pool will be installed by the next meeting
- Pool will remain open for an extra two weeks to make up for the pool closure.

Comments/Proposals from Board

None

Membership/Open Floor

None

Next meeting set October 24th @ 6pm.

Adjourned at 7:44pm.