



Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

9/17/2019

All board members in attendance except for Matt Stanga and Andy Turcotte.

- The meeting was called to order by Dominick Gendusa at 6:06pm.
- Jason Hawkes makes a motion to approve July and August minutes. Kevin Grace Seconds the motion. Passed unanimously.
- Kevin Grace gave the financial report: As of July the CPCA had \$92,158.46 in savings and \$131,305.17 in checking
 - Construction deposits were returned to Broussard and Sherman.
 - August financials aren't ready from the CPA. We have received 12 unpaid dues in August.
 - Sent out 10 day demand letters to 17 property owners. Sent certified mail. Two people have paid since receiving the letter. \$125 to file lien to parish, \$85 for legal prep. Funds can be recouped. Will cost \$75 to cancel recording and another \$85 for legal prep. \$370 total to add and cancel liens in the future.
 - 1A, 18, 47-B, 48, 49, 94, 100, 101, 104, 108, 118, 121, 167, 181 yet to pay. Liens will be filed. Kevin makes a motion to use a qualified individual to prepare lien prep work. Jason Hawkes seconds the motion. Passes unanimously.
- Dominick Gendusa reviewed the options for higher interest products available to the emergency funds. 90 Day CD from our current bank offers .55% APY. \$60k is needed for emergency funds. Proposed 3 x \$20k revolving CDs. One matures every month after the first 3 months earning .55% APY. Also discussed moving the funds to a money market funds, earns a slightly higher interest rate. Account balance must stay above \$50k to earn a higher return (1.11% APY). Assets are available within 3 days. More information will be sought from other banks and the intricacies of each product (auto renew features, early cancellation fees, fees for closing the account).
- Dominick Gendusa mentioned that the lawsuit is making small progress and a resolution is being sought.
- Dominick Gendusa discussed the ARB member positions. John Munding is the Chairman, Brandon Higgins was recognized as a second appointee. Butch Marchinko was appointed to the third position. Jason Hawkes made a motion to appoint Butch Marchinko to the third position. Kevin Grace seconded, the motion was passed unanimously. This was a result of calls from property owners regarding the bylaws stating that the ARB "shall" have three members.
- Dominick Gendusa & Kevin Grace discussed the billing issue with Tropical Pools. The invoices are being straightened out and the balance will be settled shortly.
- Dominick Gendusa reported that the gym buildout is about 80% complete. No money will be spent by the CPCA until agreement documents are signed between CPCA and Bobby Waters. A bid was also received for upgraded security for the gym and pool. New cameras as well as RFID card system. Approximately \$14,000.

- Kevin Grace determined that a discussion is needed soon on 2020 CPCA budget.
- Dominick Gendusa discussed needing to troubleshoot the up-lights on the north side of CC Road.
- Dominick Gendusa discussed the need to complete the wooden accent fence at the corner of Winder and Carter Cemetery rd.
- Cooperation with Carter Cemetery still in progress regarding visitation hours.
- Dominick Gendusa reported on community compliance:
 - Lot 47-B, Improper signage, campaign signs
 - Lot 135, 159, 146 High Grass
 - Lot 74, Garden needs weeding.
- Dominick Gendusa discussed having Trunk or Treat on 10/31 at the clubhouse. More details to come.

- ARB Report: copy passed to Dom.
 - LEVEL 29 Homes completed or in the works.
 - Perrin 180, 80% complete
 - Comer 172, dirt work started
 - Nutter 133, framing up
 - 5 Houses on Monarch Point, framed up.
 - Letter has been sent to the Level Homes new residents that are not in compliance with landscaping expectations.
 - Based on a conversation John had with Bobby Waters, an assessment is being done on 40 additional lots on the front part of Carter to determine cost of building feasibility.
- The board discussed the lack of landscaping compared to the requirements in the 4th filing. Actions are planned to be taken with the level homeowners to ensure their landscaping is brought up to compliance for that part of the neighborhood. One year notice from moving in. After a year, a plan will be required that details how they will bring their property up to compliance in the following year.
- New homeowner orientations will be held 30 minutes prior to the monthly CPCA meeting.

- Jason Hawkes made a motion to adjourn the meeting at 7:10pm, Kevin Grace seconded, passed unanimously.