



CARTER PLANTATION

Community Association, Inc.

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

CPCA Minutes

September 18, 2018

All board members in attendance except for Maurice Welsh.

The meeting was called to order by Dominick Gendusa at 6:02pm.

- Jason Hawkes made a motion to approve August meeting minutes, seconded by Kevin Grace, all in favor
- Kevin Grace gave financial report:
 - As of August 30th there was \$91,951.79 in checking and \$92,059.03 in savings (unchanged).
 - 1 lot, previously unpaid have paid their 2018 Dues in August
- Jason Hawkes recommended continuing the Villas discount thru 2018. This is a continuation of previous boards decisions from January 15, 2014, February 13, 2014, February 10, 2015 and January 30, 2018.
- Jason Hawkes led a discussion on real estate sign requirements.
- Dominick Gendusa reported on neighborhood security:
 - The guard house phone number is (225)414-0505
 - Two bids are still under examination for installing electricity to the future camera post
 - Beatification design and pricing around the camera post is to be planned soon
- Visitation hours for the cemetery to be tabled pending future discussions with cemetery management and Jason Hawkes.
- Andy Turcotte reported that the CPCA record digitation and storage project is underway, documents are being analyzed to determine inclusion in the records.
- Dominick Gendusa led a discussion regarding the new homeowner packets intended to be given to new members of the community. A clean copy of the restrictions is being sourced to be included. Packets to include a quick guide for neighborhood contacts (CPCA, CDD, Golf Course, etc.) that will have an acknowledgement of receipt of the restrictions.
- Dominick Gendusa reported the new CPCA website will be active by year end.
- Dominick Gendusa gave a report on the pool
 - Annual pool closure date to be extended until the weather cools off.
 - Pass down log to be installed
- Dominick Gendusa reported on the intent to relocate the information board from storage to the pool area.
- Dominick Gendusa reported on progress in obtaining an appropriately sized speed bump at guardhouse.
- Dominick Gendusa gave report on compliance issues on properties.
- John Mundinger presented ARB report:
 - Lot 132 – under construction
 - Lots 42-45, 115, 172, 180, 274 in planning process

- Level Homes has 11 homes under construction, 7 complete, 4 closed in (interior work)
 - Lots 209, 242, 243, 246, 284, 251 & 212 are complete
 - Lots 213, 249, 281 & 283 are near completion.
 - Lot 209 – Owners have been contacted regarding inadequate landscaping.
- Rental property owners are requested to provide contact info of their tenants to get them on the neighborhood communication systems.
- Andy Turcotte made a motion to end the meeting, Jason Hawks seconded, all in favor.

Dominick Gendusa adjourned the meeting at 6:47pm.