



## Carter Plantation Community Association

P.O. Box 688  
Springfield, La 70462

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02/15/2022

All board members in attendance minus Jamie Lee.

- The meeting was called to order by Jason Hawkes at 6:01pm.
- First order of Business is recap of 2022 Board Positions:
  - Jason Hawkes for President
  - Troy Phillips for Vice President
  - Dominick Gendusa for Treasurer
  - Jamie Lee as Secretary
  - Rob Logan as Director
- Dominick Gendusa made a motion to approve the minutes from the January 2022 meeting. Troy Phillips Seconded. Passed unanimously.
- Dominick gave an update on financials
  - Re-cap year-end financials for 2021
    - Ended 2021 with approximately \$23,000 in checking, some of which is due to the loan from LOC.
    - In 2021 \$192,000 in dues was taken in.
    - Received \$505.00 in violations.
    - Pool has been paid off and Playground will soon be paid off.
    - 21,000 for insurance. A significant amount of property coverage was added for the playground, pool, etc.) to protect those assets.
    - Security Guard services was a little overbudget due to 24Hr coverage after IDA.
  - As of February 7, according to PayHoa, we have collected \$135,000 dues so far this year. We are expecting \$205,000 for the year.
  - A reminder invoice will be sent to Homeowners who have not sent in their payments.
  - Dominick made a motion to accept the 2021 year-end financials from the CPA, as well as, December 2021 monthly financials. Rob Logan seconded. Passed unanimously.
- Jason Hawkes stated Inner Parish Security has sold their residential component of their business to Acadian Ambulance. So, homeowners who had Inner Parish Security, no longer have Inner Parish Security. It is now Acadian Ambulance Service.
- Janitorial Services for the Gym
  - The villas have had staffing issues, so they were not able to continue to clean the gym.
  - Janitorial Services
    - 4-6 Hours monthly: (2-3 times a month) thoroughly deep clean the gym:
      - Wipe all equipment down
      - Remove cobwebs
      - Sweep/Mop entire area
      - Empty trash/bring to dumpster
      - Clean the bathroom
    - 2.5 Hours a month Weekly cleaning:
      - Restock supplies as needed
      - Empty trash
      - Clean bathroom

- The bid is \$215.00 a month to complete the scope of work as defined above. The work will begin as soon as the bid is accepted.
  - Anything additional will be billed at a rate of \$16.00 an hour in addition to the contracted amount of \$215.00 a month.
  - The bidder currently holds the necessary insurance to perform the job duties as listed above.
  - Troy Phillips made a motion to accept the bid for the Janitorial Services. Dominick Gendusa Seconded. Passed unanimously.
- Pool Vendor
  - Tropical Pools-currently charges us \$350/month for routine cleaning, plus chemicals (the average being \$150/month for chemicals)
  - Mystic Pools-currently handle big jobs w/a large volume of people and they think the following would be suffice for the Pool:
    - 2x/week cleaning @ \$75 per visit, plus the cost of chemicals
    - Dominick or Rob will follow up with Mystic Pools to see if they can negotiate the price.
- Fairway Gardens
  - The current owner wants to donate the small area at the end of FWG, the road in FWG, and the middle common area. He wants to sell the 4 empty lots currently in FWG.
  - The Board decided to bring this issue before the CDD at the next meeting.
- 2021 Projects
  - Playground
    - Waiting on 2 benches, a canopy, and a picnic table
    - Jason will hang the 2 signs for the playground at the entrance of the playground
- 2022 Projects
  - Finish Playground
  - Jamie is gathering bids for the multi-purpose courts
    - This project has been postponed to begin in January 2023
  - Community Disaster Plan-revamp the one written in 2021
  - Rewrite the Bylaws
  - New Restrictions
  - Make sure all properties with affidavits are filed with the Clerk of Court
  - Complete playground
  - Source bids for sidewalk connecting pool to playground, multipurpose court, bathroom/storage room behind the playground
  - Expand the multi-year Master Plan
- Revamp of Blue Wing Crescent is still on hold
- Butch Marchinko is handling the signage for Carter Cove Estates, as well as, exploring the possibility of placing a gate at the entrance of the neighborhood
- Compliance Issues
  - Re: the email sent to the Board re: a picture of Lot 256 was reported to have a “defunct” vehicle in their driveway.
    - Dominick stated the vehicle does not appear to be “defunct.” Being the tires are still serviceable, it does not appear as if it is being repaired, and it is not being parked on the grass, this is not an issue. And this homeowner will not receive a violation because they are meeting all the requirements of the restrictions. Jason agreed.
    - Troy will send a response to the homeowner who submitted the violations notifying them of the decision that was made.
  - The homeowner with the shutter compliance on Lot 176 needs to receive a 10-day letter.
  - The homeowner with the shutter compliance on Wild Iris needs to let the board know of the progress being made to tend to this matter, due to this being a storm related issue.

- Rob will stop by this residence this week to find out their plans to resolve these issues.
  - John Munding gave the ARB report.
- Jason made a motion to adjourn meeting at 7:04. Dominick seconded, passed unanimously.