



Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

1/9/2020

General Membership Meeting

All board members in attendance minus Andy Turcotte

- The meeting was called to order by Dominick Gendusa at 6:11pm.
 - Dominick Gendusa mentioned that they did not have enough members in attendance to form a quorum.
 - Jason Hawkes made a motion to close the meeting. Kevin Grace seconded. Passed unanimously.
 - A second meeting was called to order for the General Membership Meeting.
- Dominick Gendusa reported:
 - We are up to 200 homes.
 - Nominees for 3 year Board Positions will be announced.
 - Sherrill Pearson introduced himself as a nominee.
 - Rob Logan introduced himself as a nominee.
 - Dominick Gendusa asked for nominations from the floor. There were none.
- Kevin Grace discussed the budget for 2020.
 - Income dues for 2019 was 151,000. Budgeted 146,000. 2020 budgeted dues are 161,500. Includes 5% allowance for doubtful accounts.
 - 8 unpaid dues for 2019.
 - Dominick Gendusa delivered information for “what was done” and ‘What’s Coming’ in order to make a decision on the budget.
 - Signage was co-oped with the CDD to upgrade the signs in 2019.
 - Led Lights for oak trees.
 - Beautification around the security pole on carter/winder rd.
 - Beautification/drainage project in fairway gardens.
 - \$60k in CDs established for emergency funds.
 - New Homeowner’s orientation.
 - More community events. Bingo nights, thirsty Thursdays.
 - WHATS COMING: Deal signed with major property owner to upgrade CPCA amenities.
 - Gym 2020.
 - Pool Reno by the end of 2020
 - Playground by the end of 2021
 - Multipurpose Court by end of 2022
 - Community Garden by the end of 2023
- Lawsuit still pending against the CPCA.
- Will there be outside member usage for the amenities? If we establish a social membership, yes.

- Question from the audience: How much is rent for the building and how much is the equipment for the gym?
 - Answer: Gym is a 6 year lease. Equipment is financed for 60 months. All the property at the pool is on a 10 year lease. No charge for rent until June of 2024. 15% of collected dues for that year.
- CPCA gets management control of the properties involved in the lease.
- A question was asked from the audience if we have ever done an audit for the financials. Answer. No. It is cost prohibitive.
- Pool will be renovated.
 - Pool is getting bigger
 - Landscaping getting ripped out.
 - Security cameras getting installed.
- A question about the pool manager from a prior year was asked. “Why did we pay \$3000 in 2019 for a contract that was signed in 2018? What were the services rendered?”
ANSWER: The contract for the pool manager began in March of 2018 and ran until its completion in 2019. The money spent on the “pool manager” in 2019 was to satisfy the contract. Services rendered included scheduling for pool monitors, keeping the pool area tidy, monitoring for wear and tear, issuance of pool keys etc.
- Ballots were collected for nominees and the budget.
- A Q&A for supporting CPCA entities were had:
 - CDD
 - ARB
 - Golf Course & Dining
 - Villas
 - Carter House
 - Ronnie Morse with LPSO
- Results for the board members: Sherill Pearson (51 votes), Rob Logan (45 votes).
- Budget Passed 38 – 1.
- Thank you KEVIN GRACE for your service to the community.

- Jason Hawkes makes a motion to adjourn the meeting. Kevin Grace seconded. Passed unanimously. Meeting closed at 7:18