

Jerome Reso

From: dana feneck [danafeneck@bellsouth.net]
Sent: Wednesday, January 10, 2007 3:54 PM
To: 'Bill Rose'; 'Dana Feneck'; Jerome Reso; 'Jim Adair'; 'Todd Ramsier'
Subject: Property Owners Board Meeting January 8, 2007

To all Board Members:

The following is a summary of the meeting:

Attendees:

Jim Adair
 Todd Ramsier
 Dana Feneck
 Jerry Reso

Absent:

Bill Rose

1. Heard presentation from Lessley Boyd on landscaping vendors and pool vendors.
 - a. Grass cutting: \$54,000 annually from Prime Cut, or \$74,000 from Fenasci
 - b. Landscaping: Mom's \$43,800
 - c. Combination of the two amounts to \$97,800. CP Services has proposed \$84,000 for the combination of services.
2. Budget draft for 2007 was approved.
 - a. The cumulative loan from the developer will be determined by Todd and provided to all board members
3. Election of Officers:
 - a. Jerry Reso President
 - b. Dana Feneck Vice President
 - c. Todd Ramsier Secretary /Treasurer
4. Discussion on each of the following items:
 - a. The residents as well as other property owners would be well served by periodic updates on developments and progress at Carter. A "newsletter" type message or a "property owners only" section on the website could be used for communicating. **DRF will research adding a page to the website that is password protected for Property Owners. Kristin Sharp will be the editor.**
 - b. Status of the marina and river sites— **Jim Adair updated group on Marina, River lots, new hotel. Need 5 dry consecutive days to complete road to new lots which will allow completion of marina**
 - c. Phase II status— **Jim Adair updated saying that 5 lots have been sold plus CP-7 which will have 15 townhomes. We have been told that they are already sold.**
 - d. Plans for the townhomes in Phase II—
 - e. Schedule for construction of the shopping area— **DRF Jim Adair advised that land clearing will begin in the next 30 days for the Mall.**
 - f. Development plan for the south end of Monarch Point— **Jim Adair advised that as high density product is sold, Monarch Point will be addressed with a 2-3 storey condo building overlooking the 9th fairway.**
 - g. Any anticipated modifications to building/site restrictions—**None contemplated at this time**
 - h. Status of hotel plans— **a 60 room hotel is planned for adjacent to the marina.**

Need to get Marina completed before we can begin hotel. Expect it to be open in 15 months. Showed floor plans and elevations

- i. Announce when a Head Pro will be appointed. **Advised that Brandon Stooksbury is completing PGA requirements and will most likely be promoted to that position in summer.**
- j. Publication of a 2007 schedule of events advising when the course will be closed to play for events/maintenance would be welcome. **This will be added to the web site**
- k. Pace of play is a problem when groups of 5 [and more] are on the course on weekends. **Pace will be discussed with Brandon**
- l. Include reminders in carts about filling divots and raking bunkers and instruct Marshalls to enforce when they see a problem.
- m. There is a continued interest in privately owned carts. Proponents recognize this would be accompanied by an annual fee, standards for the appearance of private carts and insurance/liability concerns. **No private carts at this time. It is a revenue center and control issue**
- n. There is a genuine congeniality among residents and it would be good to continue this among new residents. Consider holding occasional events and publishing a directory with names, addresses, phone/fax numbers, email addresses, etc. to develop a sense of community. **Property Owners will be asked if they want to opt in to providing contact information to all other residents.**

Dana R. Feneck

Managing Director

CARTER PLANTATION

23475 Carter Trace
Springfield, LA 70462

Telephone (225) 294-2177

FAX (225) 294-7505

www.CarterPlantation.com