



Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

07/20/2021

All board members in attendance minus Jason Hawkes.

- The meeting was called to order by Dominick Gendusa at 6:30pm.
- Rob Logan gave an update on financials.
 - Current balance in checking is \$24,526.7.
 - CD balance is \$100,449.77
 - Thus far, \$179,654.66 has been collected in Pay Hoa.
 - Tropical Pools sent an invoice for the Dolphin in the amount of \$824.63. The Board will decide if they will keep the Dolphin or return it to Tropical Pools.
 - Rob is meeting with Accountant tomorrow. Certified letters will be going out to the current list of property owners with liens next week.
- The Assistant to the Board is continuing to work on merging all the documents into Pay Hoa. The next step is scanning all the documents and uploading them into Pay Hoa.
- Still waiting on Adam to install new up lights that have been ordered.
- Since the last Board meeting, our grounds maintenance people decided it was not economically feasible to continue servicing cutting the grass around the common areas. The end of June was their last day, which is the reasoning for the current high grass. The Board has solicited a few bids, one of which is contingent accepted pending their proof of insurance.
- Dominick met with Lori at the Villas to discuss the cleaning of the gym. They are currently short staffed, but are looking for someone to clean the gym every two weeks. If they cannot find someone, the Board decided they need to hire someone to clean once every week and deep clean once a month. Dominick has someone that may be interested, and he will speak with them when they get back in town.
- There has been issues with connecting the second camera at the pool, so the company is ordering another one.
- Waiting on a bid to clean up the weeds/trash in the pool area.
- Playground got pushed back to August, due to manufacturing mishap.
- Property Insurance policy needs to be rewritten to include the pool, gym, equipment, etc.
- The punch list for the fencing has been complete. Waiting on the hinges for the main gate to get the gate to close on its own.
- Signage for the pool will be: 2 signs internally and a sign on the outside of every gate posting the pool rules. Dominick should receive the proof and quote soon.
- High grass violation was sent to 8-B. It is the median section that needs to cut. The owners have someone cutting their lot. The owners have been contacted and told they need to cut this section, and it still has not been cut. Someone will be hired to cut this lot and the owners will be billed.
- Lot 176 was in violation for repairs to shutters. Dominick will follow up.
- A homeowner asked a question regarding a deck on lot 106.
 - John Mundinger said about ½ of the deck is beyond their property. He said anything beyond the home owner's property line needs to be removed.
 - There were 3 lots (106, 107, 111) that were covered under one check. The check was originally attached to lot #107. John Mundinger will get with the property owner by Friday to locate the corners of the property. If this issue cannot be resolved, Rob will issue a check.
- John Mundinger gave the ARB Report.
- Matt Stanga made a motion to approve minutes for June. Rob Logan seconded. Passed unanimously.

- Rob Logan made a motion to adjourn the meeting at 7:06 pm. Sherill Pearson seconded, meeting adjourned.