**Carter Plantation Community Association**

P.O. Box 688

Springfield, La 70462

07/19/2022

All board members in attendance minus Jamie Lee.

* The meeting was called to order by Jason Hawkes at 6:25 pm.
* Jason Hawkes introduced the Board Members, again, as requested by homeowners. Jason Hawkes (President), Troy Phillips (Vice President), Dominick Gendusa (Treasurer), Jamie Lee (Secretary), Rob Logan (Director).
* Dominick Gendusa made a motion to approve the minutes from June 2022, Rob Logan Seconded. Passed unanimously.
* Dominick Gendusa gave an update on financials.
	+ Current balance is $75,815.25 in checking
	+ CD Value is $100, 940.95 of which $20,142.72 LOC is drawn against it.
	+ Upon completion of the pool furniture repairs, the final payment will be made.
	+ Southern Magnolia was asked to cut the vegetation in the mechanical area of the pool and clear the rear fence line by a foot, which is done at least once, yearly.
	+ Lot 1-A: Update
		- Owner paid this year’s dues, as well as, an additional $500.00, which went towards this year’s late fees and penalties. An additional $381.00 was paid towards the $500.00 grass cutting charge for 2021. The owner did agree to maintain the lot themselves, going forward.
		- Jason Hawkes thanked Dominick for locating and being in contact with the person responsible for Lot 1. He stated the original owner of Lot 1A passed away, and it has been years since anyone has been able to locate the person who needs to be held accountable for the many liens placed on this property. We were in the middle of filing suit to collet the money owed.
		- Dominick Gendusa made a motion to approve and post the financials for June 2022, Troy Phillips seconded. Passed unanimously.
* Jason Hawkes reiterated, to the Homeowners, the financials are online. As soon as the financials are reviewed and approved at the next homeowner meeting, they are posted online, just as they have been for the last several years.
* Jason is working on the mirrors for the Gym, as well as, the gym storage area.
* Pool
	+ Furniture ~ Jamie is working with a community member on completing this. The latest update from the company is that they are waiting on the fabric we ordered to come in. They will then pick up the pool furniture, bring it to their business, complete the work, and return the pool furniture.
	+ Deck ~ repairs to the top deck will take place during the pools “off season.”
	+ Backflow preventer ~ waiting on Tropical to get back with Jason on this.
* There have been positive responses about the joining of the Newsletters with the Golf Course.
* Jason recapped, from the previous meeting, about the request made by a homeowner to view specific financial information. Jason restated the financials are, and have been, available online. Since the online availability of the finances isn’t sufficient to the said homeowner’s request, Dominick affirmed the said homeowner will be allowed to meet with the Board Members at the Club House, at a specific time and date, to view the materials they are seeking. Copies can be requested at a set cost. If, at the conclusion of that meeting, the said homeowner insists on additional information, a determination will be made on whether or not retrieving past invoices can be completed relatively quickly. If it is decided the process is extremely time consuming, the task will be passed onto the CPA to complete. At that time, any fees incurred to obtain the requested information will be the sole responsibility of the said homeowner.
* No update on the donation of FWG commons area.
* Underage golf cart usage
	+ This will be added to the list of items to be revised/added to the PC&Rs being rewritten. Many items listed in the current PC&Rs are not enforceable by the Board.
	+ Since the streets are publicly owned, it is unsure whether or not the Board can pass a resolution until the new PC&Rs are in effect. Dominick suggested they call LPSO or talk to the parents if they are looking for an immediate resolution.
	+ A homeowner stated their golf cart was hit by another golf cart driven by an underage female, with no insurance.
	+ Jason asked the CDD to add this topic to their agenda for their next meeting.
* Lot 250
	+ Neighbors have raised concern about the irregular, triangular shaped lot. The ARB is aware of the concerns and agrees the lot is irregularly shaped, but is within the setbacks. The Board has reached out to the neighbor to help clarify this information. It was also stated Lot 250 is not in the protective covenants, but the lot next to it is in the protective covenants.
* Projects
	+ Playground is completed.
	+ Multipurpose Court ~ will include a Pickleball court, and ½ Basketball ½ pickleball court
	+ Jamie lee is working on the PC&R revisions.
	+ Gathering Bids for Restrooms and Storage area behind the playground
	+ Revamp of Blue Wing Crescent is on hold
* The number of compliance issues will being to be posted on the next newsletter.
* John Mundinger gave the ARB Report.
* Homeowner questions regarding Villa:
	+ Homeowner: “Is there is a Halfway House at the Villas?”
	+ Board: “It is not a Half Way House. For about a decade there has been a local company that has guests stay overnight that are being seen in town for certain treatments
	+ The homeowner was concerned because of the recent law enforcement activity at the villas. The Board stated there have been no issues in the past years concerning this particular villa. But if it is an issue that continues that could affect the rest of the neighborhood, the Board does need to know about it.
* Dominick Gendusa made a motion to adjourn meeting at 7:14. Rob Logan seconded, passed unanimously.