**Carter Plantation Community Association**

P.O. Box 688

Springfield, La 70462

05/17/2022

All board members in attendance.

* The meeting was called to order by Jason Hawkes at 6:03 pm.
* Re-cap of the Board Member positions as requested by the community:
  + President: Jason Hawkes, Vice President: Troy Phillips, Treasurer: Dominick Gendusa, Secretary: Jamie Lee, Director: Rob Logan
* Dominick Gendusa made a motion to approve the minutes from April 2022, Jamie Seconded. Passed unanimously.
* Dominick Gendusa gave an update on financials.
  + $116K in checking
  + The final check for labor on the installation of the playground equipment was being held until completion, in the amount of $10,500.
  + Equipment for gym (dumbbells/kettlebells) have been delivered and a check has been cut.
  + Averaging approximately $8,500-$10,000 in monthly expenses.
  + Renewal for General Liability Insurance has slightly increased.
  + LOC is $20K
* Motion made by Rob Logan to accept the financials for March and April 2022, seconded by Jamie Lee. Passed unanimously.
* A total of 3 liens have been filed.
  + Notes are reflected in PayHOA regarding Lot 1A, which has accrued over $20K in liens. Discussion of foreclosing on the property will occur with council.
* Gym
  + Securing storage area in the gym due to different items, not affiliated with the Board, being stored in the room. Jason will look into putting in a door and lock for securing that area.
  + Community members are requesting a mirror be hung on the wall in the back room of the gym where the dumbbells/kettlebells are located. Jason will contact Hammond City Glass to get a quote on the mirror.
* Pool
  + Tropical Pools was contacted regarding the top deck of the pool. Replacement of the top deck of the pool, as well as, a back-flow preventer will be installed at the cost of Tropical Pools. The top deck will not be replaced until “off season.”
  + The reasoning for the pumps going off and on at random times is due to them being on a timer, which was “off rhythm.” This has been addressed and should be working properly now.
  + Anna Papp put together and discussed 3 optional quotes on refurbishing and/or replacing equipment, which included picking up the furniture, refurbishing, and redelivering.
    - The Board agreed furniture recently purchased was only intended to get through this pool season. They are aware it is not for commercial use. The Board also agreed the end goal is to have furniture that matches and will last.
    - Ann Papp mentioned the cost of refurbishment is $90/chair and $180/lounger, which includes no warranty.
      * Jamie made a motion to approve the refurbishment of the chairs/loungers for $3,700, pending the information received from Anna Papp regarding the warranty of the work. Seconded by Rob Logan. Passed unanimously.
* Jamie discussed having a joint Newsletter with the Golf Course.
* A community member made an extensive request about the Board’s capital improvement projects. Discussion with Council will occur to inform the Board of how to handle this situation. It was also noted that before 5 years ago, nothing was posted online or made public.
* Pool rules reiterated:
  + Ages 16-17 can have 1 guest. Ages 18 and over can have up to 4 guests. You must me at least 16 years of age to access the pool without an adult. Penalties will be issued for violators.
  + There are many teenagers using the pool, but ages cannot be policed by the Board. It is the responsibility of all neighbors to assist in the effort of rules being followed.
* Dominick is working with Inner Parish to determine what can be done about people reaching over the fence to get in to the pool area.
* Dominick spoke with the maintenance company about keeping up with the playground area.
* Multipurpose Court
  + It was discussed that a pickleball court and a pickleball/basketball ½ court would fit in the designated area. Bathrooms and storage behind the playground area were also discussed.
* Compliance Issues/Inspections/Violations
  + It was discussed that in order to show fairness to all homeowners, violations must to be sent out in a consistent and timely manner, as well as, followed up on.
  + Troy mentioned some Lots have no mailing address attached to them in PayHOA.
    - Dominick explained how to access the mailing address in PayHOA.
  + It was agreed upon by the Board Members that commination amongst them is imperative to be consistent with the issuing of violations.
* John Mundinger gave the ARB Report.
* A homeowner requested that parents of teenagers riding golf carts throughout the community be more diligent about talking to their children about safety on the golf carts.
* Dominick Gendusa made a motion to adjourn meeting at 7:25. Rob Logan seconded, passed unanimously.