



## Carter Plantation Community Association

P.O. Box 688

Springfield, La 70462

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11/16/2021

All board members in attendance minus Matt Stanga.

- The meeting was called to order by Dominick Gendusa at 6:02 pm.
- Jason Hawkes made a motion to approve the minutes from the October 2021 Board Meeting. Rob Logan Seconded. Passed unanimously.
- Rob Logan gave an update on financials.
  - Balance is \$16,900 in checking.
  - All Entergy bills are now available online in a MyEntergy account.
  - The loan that was taken out against the CD had a charge of \$80 in interest for the extension.
  - Rob will contact Tropical Pools to inform them the cost they are charging us, in the Board's opinion, their anticipated price. The pool incurred no damage from the storm. Post storm, Tropical Pools drained the pool, cleaned, and added start up chemicals. They did not participate in the removal of the trees. Rob will request an itemization of the \$5,000 being charged. Tropical Pools is currently cleaning the pool.
  - Rob will get with Melissa to get the final list of the liens before the end of the year.
  - Due to the fact that there have been only 3 individuals in the past couple years request a payment plan for homeowner dues, the bi-annual payment plan discussed at the October meeting has been decided against. All homeowners will still be required to pay their Homeowner dues on time, or they will incur the appropriate fees.
- 2022 Annual Meeting
  - One nomination has been received for a position on the Board. In order for nominees to get their information into the packet that will be distributed to homeowners in December, all nominations must be turned in by November 30, 2021.
  - The budget will be available for approval, by the Board, at the December 21, 2021 meeting so that it can be distributed to the homeowners before the Annual Meeting.
- Signage for the playground will be dropped off tomorrow. With no place to mount the signs, because we are waiting on the fencing, the signs will be placed in a temporarily place at the playground.
- Inner Parish Security got the camera issues taken care of at the gate, including the license plate camera. The license plate camera may soon be moved to make the pictures more visible.

- Lisa will get bids for an alternate pool cleaning and maintenance vendor to maintain the pool 3 times a week, including the price of chemicals, as well as, some sort of tracking system. Tropical Pools will need to label the equipment.
- Post Storm Clean Up
  - One homeowner has been spoken to about a pile of debris on their lot. They were advised to not wait on FEMA to complete the removal process.
  - Waiting on a few stumps to be ground from other homeowners.
  - An email was sent to Lot 150 on 11/1/21 about removing the downed tree and grinding the stump. They have until 11/30/21 to complete this.
- Violations
  - All but one of the three homeowners in violation of installing a permanent flag pole are now in compliance. Just as a reminder, the restrictions say you cannot have a permanent flag pole in your yard.
- John Munding gave the ARB report.
- Rob Logan made a motion to adjourn the meeting at 6:36pm. Jason Hawkes seconded, meeting adjourned.