

CARTER PLANTATION COMMUNITY ASSOCIATION, INC.
ANNUAL HOMEOWNER'S MEETING
November 4, 2009
7:00 P.M.
Pavilion Building Atrium

Board Members:

Present - Dana Feneck, CPCA Chair
Kent Gerhardt
Sharon Lietzke
David Irwin
Absent - Jim Adair
Others Present - Gillis Windham, CDD Supervisor
John Munding, ARB
Clyde Trevathan, CPA

Proceedings:

Meeting called to order at 7:00 p.m. by Chair, Dana Feneck
Quorum present? Yes – Feneck holds proxies from CPC to meet quorum
Feneck gave a brief overview of:

- changes since last meeting of December, 2008
- recent financial difficulties
- foreclosure proceedings
- seizure of records (written records have been recovered, but not electronic)
- CPCA opened new bank account
- appointment of Clyde Trevathan, CPA's to reconcile bank statements and prepare financial returns
- changes to by-laws and protective covenants

Welcome and turn over to Kent Gerhardt

Gerhardt introduced Gillis Windham

- Windham explained how and why Carter Plantation Community Development District (CPCDD) was originally established.
- With the change of ownership and management, the District has taken the responsibility of property maintenance and paying bills as well as assuming the old debt.
- The board is working diligently to collect any delinquent dues over 90 days. From these dues, the Board needs to repair the water pump and roads and hopefully establish a rainy-day fund for any unforeseen issues that arise.
- The Board did retain ownership of the Carter House, a large asset. The future of Carter House remains undecided. Several options have been proposed, including selling, renting, special events, etc. Maintenance/insurance (lapsed), etc. is quite expensive and must be factored into the equation.

Gerhardt provided status of CPCA and explained each board/association/ARB/District/Stirling Properties/Wells Fargo/Nuveen.

Issues being addressed by the CPCA and District (copy of overview attached):

- property owner dues
- common areas
- cash shortage
- Carter house
- ownership after Dec. 9, 2009
- ARB roles & responsibilities
- ownership of swimming pool
- makeup of Board (replacing one developer appointee with one property owner)
- status of golf course
- status of water/sewer service
- estimate to install generator
- repair windows at guardhouse

Questions:

- What are common areas? – gatehouse, swimming pools, Carter house
- Can we assess owners to maintain adjacent golf easement? - Gerhardt addressed later
- Can we assess golf to pay utilities? – possibly long term, not necessarily short term
- Can we charge rent to developer/owner living in Carter house? – unanswered
- When/where are CDD meetings held? – not sure until after November
- Is Carter house official address of CDD? – now using PO box
- Is pool insured? – no property ins., only liability through CP Golf
- Do villas have access to pool? – district will discuss at next meeting

Comments:

- possibly close pool for winter to save maintenance fees
- problems with keys

Financial report presented by newly appointed CPA, Clyde Trevathan

- Trevathan reviewed available records to provide financial statements for 2007, 2008 and through July, 2009
- Requested records from Stirling Properties to reconcile 2009
- Working on budget versus actual
- Will host on web to view and provide a hard copy as well (location?)
- Should have financials ready in next couple of months

ARB report presented by John Munding

- Munding gave brief overview of responsibilities of the ARB

Questions:

- What is minimum landscaping requirement? – based on square footage, determines number of trees/shrubs, etc.
- How did Fairway Gardens get by without proper landscaping? – not sure, but cannot allow in future.
- Who do we contact to report lots that are not mowed for months? – Munding provided his phone number, home address and email to report, get response, input/comments
- Can we setup website for easy access? – website is owned by CP golf. Meeting next week with developers & will discuss site including: accounting, public/private
- Can signs advertising 100% financing be removed from Bluewing Crescent? - ARB should police, enforce/fine
- What can be done regarding three (3) unfinished homes on Monarch Pointe? – letter sent re: landscape, etc. They are bank owned and dues remain unpaid but can be recouped after lien process. Bank through out lien at Sheriff sale, judge dismissed & bank took precedence through

foreclosure. ARB strongest policing authority. Can cut grass & levy fines. Payment to process liens will become more cost effective as dues are collected.

- Are homes in Signature Oaks governed by ARB? – yes. Boat has been moved & most people want to be in compliance.
- Can we ban fireworks? – already restricted

Comments:

- original board was diligent, less so through the years
- quality/size of homes should be similar even though different neighborhoods
- homes should be maintained and standards (quality) met
- lawn maintenance/sod standards should be met
- should use leverage to maintain all quality standards
- hold new buyer's to all standards
- possibly set limits on sellers
- meet with prospective homeowner's and be encouraging
- CPCA & ARB were originally controlled by developers, now looking
 - forward to new and positive changes
- owner of lot is responsible for mowing
- need to address issue of cart crossing/stop sign glue

Financial/Budget report presented by Sharon Lietzke (copy attached)

- Getting proposals/quotes for maintenance and repairs
- Added pond maintenance
- Added storm reserve

Sharon Lietzke summarized changes/amendments to by-laws/covenants

- Discussion/questions
- Motion to approve changes to By-Laws and Protective Covenants and Restrictions (copy attached), seconded and passed.

Other business:

- Gerhardt nominated Maurice Welsh as candidate for the one (1) open Elected Position effective January 1, 2010. No other candidates proposed. Motion to accept nomination was passed. Welsh will serve for two (2) consecutive years.

Questions:

- Can we nominate Sharon Lietzke as Secretary/Treasurer? – the Board can appoint an assistant Secretary/Treasurer.

Meeting adjourned at 9:30 p.m.

Minutes submitted by Wanda Loupe