

**CARTER PLANTATION COMMUNITY DEVELOPMENT DISTRICT
PARISH OF LIVINGSTON, STATE OF LOUISIANA**

The Board of Supervisors of Carter Plantation Community Development District (the “Board”) met on Monday, December 4, 2023, at 5:00 p.m. at the Carter Plantation Clubhouse, located at 23475 Carter Trace, Springfield, Louisiana 70462, concerning matters pertaining to the Carter Plantation Community Development District (the “District”), pursuant to the provisions of Chapter 27-B of Title 33 of the Louisiana Revised Statutes of 1950, as amended, comprised of La. R. S. 33:9039.11 through 9039.37, inclusive (the “Act”).

The minutes for the meeting of the Board of Supervisors of Carter Plantation Community Development District, Parish of Livingston, State of Louisiana (the “District”) follow:

December 4, 2023 CP CDD Board Meeting Agenda

- Item 1. Call to order.
- Item 2. Approval of the minutes for the October 25, 2023 Board Meeting.
- Item 3. HCHS Report
- Item 4. Financial Report
- Item 5. Old Business/Status of Action Items.
 - a.) NetDMR 14-Day Notice of DMR. DEQ report.
 - b.) Sewer Plant and Lift Station Repairs.
 - c.) Sewer Plant expansion report.
 - d.) Fairway Gardens Act of Transfer / common area drainage
 - e.) Lot CP-8 development
 - f.) 7th Filing Development
 - g.) Street/curb repairs others
 - h.) Speed hump repairs/replacement
 - i.) Street cleaning options
 - j.) Front entry landscape & fencing clean up
 - k.) CDD Website (Amber Narro)
 - l.) Sexual Harassment Policy
 - m.) Parking signage
- Item 6. Any New Business.
- Item 7. Set Date for Next Board Meeting and Adjourn.

Item 1. Call to Order - 5:00 PM by Maurice Welsh with pledge of allegiance and opening prayer shared by Ronnie Morse.

Members present: Jason Ard, Maurice Welsh, Butch Marchinko, Ronnie Morse & John Mundinger.
Others in attendance: Gene Powell Dan Lemoine John Crutchfied Bobby Waters
John Estess Pat Beauchamp Judy Sharp

Item 2. Minutes from the October 25, 2023, meeting were reviewed. Ronnie Morse made a motion to approve. Butch Marchinko seconded the motion. The motion to approve passed unanimously.

Item 3. HCHS Report – Judy Sharp reported that the Teddy Bear Tea raised \$9000 to be used for general maintenance and repairs. For the month, about \$5000 was raised and a similar amount was spent on maintenance and repairs. For the year, income of \$22,200 has exceeded expenses of \$13,500.

Item 5. Financial Report – John Estess commented that revenue has exceeded expenses and this will help when it comes time to finance the future treatment plant. John E. will get together with Dan Lemoine to discuss DHH questions about the CDD ability to provide revenue to afford the cost of the expanded treatment plant. The quarterly report will be at a meeting after the first of the year.

Item 6. Old Business/Status of Action Items

- a.) **NetDMR 14-day notice of DMR and DEQ quarterly report** –Dan L. shared that reports are current.
- b.) **Sewer Plant & Lift Station Repairs** – Dan L. reported that no major repairs were required this month.
- c.) **Sewer Plant Expansion** – A draft of the permit was reviewed. McLin Taylor will send it to the State Health Department for final approval. There was minimal discussion regarding the financing options and concerns regarding the sewer plant capacity once the proposed 7th filing is completed. There have been discussions with the developer to finance the expansion in a manner that current homeowners would not be significantly impacted by the cost of the treatment plant additions.
- d.) **Fairway Gardens Common Area** –Pat Beauchamp is in the process of putting together an Act of Transfer to allow the CDD to take ownership of the property. No action has been taken on the proposal for a drainage plan that would add three small area drains and pipes to take water to a lower area on the golf course where it will surface drain.
- e.) **Lot CP-8 Development** – No action has taken place since the last meeting. McLin-Taylor has prepared a plan but has not shown details of how it will be built.
- f.) **7th Filing Development** – The project is on hold pending financing and decisions on access, density, layout and drainage.
- g.) **Street and curb repairs in Tall Timbers, Snowy Egret, & others** – Work to repair curbs has been completed. Gene Powell has applied two different sealants to various minor cracks on Carter Trace with mixed results. John M. and Butch M. will get with Gene to look at options.
- h.) **Street hump repairs/replacement** – There was continued discussion regarding smaller speed humps or concrete speed tables. John M. and Butch M. will get with Gene to make a recommendation for the most economical option that would slow traffic down. It was agreed we would proceed to make the intersection of Carter Trace and Monarch Point a three-way stop. Gene presented a proposal from Traffic Control Products for \$2656 to provide and install two new signs and add an ‘ALL WAY sign to the existing sign.
- i.) **Street Cleaning Options** –We will ask for a proposal from Fleur de Lis Softwash to clean the entire neighborhood streets on an annual basis, and consider whether that will be done.
- j.) **Front entry landscaping & fencing clean up** – Work to clean up the main entrance area has been completed. The HOA will reimburse the CDD for half of the \$5050 expenses after the first of the year. The HOA will make upgrades to the landscaping in the spring.
- k.) **CDD Website** – John has been working with Amber Narro to get the CDD website up and running. It will give us a place to file minutes and agendas. There will also be a tab where homeowners can ask questions and express concerns.
- l.) **Sexual Harassment Policy** – A Policy has been put in place. We are also required to take a continuing education course on the topic. John Estess will look into an on-line course we might be able to take.
- m.) **Parking Signage** – John Crutchfield asked if a no parking sign can be put up near his home next to the Carter House. A sign has been purchased and John C. and Gene P. will get together to decide where it

will be installed.

Item 6. **New Business.** – No new business was introduced.

Item 7. Set date for Next Board Meeting and Adjourn - Monday, January 15, 2024, at 5:00 PM.

BOARD OF SUPERVISORS
CARTER PLANTATION COMMUNITY DEVELOPMENT DISTRICT
PARISH OF LIVINGSTON, STATE OF LOUISIANA



By:

John Munding, Secretary