

**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, May 8, 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:

**May 8, 2023 CP CDD Board Meeting Agenda**

- Item 1. Call to order.
- Item 2. Approval of the minutes for the March 27, 2023 Board Meeting.
- Item 3. HCHS Report
- Item 4. Quarterly Financial Report
- Item 5. Old Business/Status of Action Items.
  - a.) Post hurricane clean-up. FEMA check has been delivered.
  - b.) NetDMR 14-Day Notice of DMR. DEQ report.
  - c.) Sewer Plant and Lift Station Repairs.
  - d.) Sink hole between lots 18 & 19; Water main repair in Tall Timbers
  - e.) Sewer Plant Expansion Report
  - f.) Carter Cove street and speed hump signage (coordinate with HOA)
  - g.) Fairway Gardens common area ownership (Phil Latapie, Ace Mortgage)
  - h.) Street repairs in Tall Timbers, Snowy Egret & others
  - i.) Carter Cemetery Road property asking for utility connections
  - j.) Front entry landscape & fence clean up
- 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. Ronnie Morse opened the meeting with prayer.

Members present: Maurice Welsh, Butch Marchinko, Jason Ard, Ronnie Morse & John Mundinger.

Others in attendance: Kyna Larousse Pat Beauchamp Bobby Waters

Gene Powell Dan Lemoine Danny Gendusa

**Item 2.** Minutes from the March 27, 2023, meeting were reviewed. Butch Marchinko made a motion to approve. Ronnie Morse seconded the motion. The motion to approve passed unanimously.

**Item 3.** **HCHS Report** – Judy Sharp was unable to attend, but had reported previously that they are continuing the process of repairing and replacing stairs, ramps, roofing and railings. Some was damaged by hurricane Ida. Others have just deteriorated over time.

**Item 4.** **Financial Report** – Estess CPA will share a quarterly report at the June meeting. They are still in the process of converting from accrual to a cash basis of accounting, to better understand our ability to initiate capital programs and stay within our budget on repairs.

**Item 5. Old Business/Status of Action Items**

- a) **Post hurricane clean-up and FEMA meetings** – Butch and John reported that over \$62,000 has been received to cover post hurricane expenses already incurred and paid.
- b) **NetDMR 14-day notice of DMR and DEQ quarterly report** –Gene shared that reports are current.
- c) **Sewer Plant/Sewer Lift Station Repairs** –Dan Lemoine recommended we remove sludge from the bottom of the treatment plant, which should be done twice a year. This was approved at the March meeting. Work will be scheduled in late May or in June.
- d) **Sink Hole Between lots 18 & 19; Water main repairs in Tall Timbers** – Gene Powell reported that sink hole repairs were done by an outside contractor at a cost of \$9500. An 8” water main was leaking and was repaired by Boondock Services at a cost of \$3000. Both invoices have been paid.
- e) **Sewer Plant Expansion** – Plans have been submitted to the State Health Department and the Department of Environmental Quality. John Munding and Butch Marchinko met with McLin Taylor and Greg Roache and Cyndi Glascock with Gainey’s Concrete to get an update on progress. Billy Taylor reported that the review could be finished in another 4 to 8 months. At that time, final corrections will be made and the project can be bid. It is estimated to cost around \$750,000. That does not include the cost to design the project and manage the process during construction.

There was discussion regarding the financing options. It was suggested that Maurice Welsh contact Jim Ryan to discuss preliminary financing options. It was also agreed we should have an agreement with McLin Taylor for design services, and have them prepare a more detailed analysis of anticipated cost.

- f) **Carter Cove signage** – Street signage in Carter Estates has being installed, along with signs at the speed humps encouraging drivers to slow down.
- g) **Fairway Gardens Common Area** –Pat Beauchamp prepared an Act of Transfer to allow the CDD to take ownership of the property. John Munding and Butch Marchinko will contact Adrian Antisan to discuss possible drainage options
- h) **Street repairs in Tall Timbers, Snowy Egret, & others** – John Munding met with Gene Powell to look at applying sealant to various minor cracks on Carter Trace to see if that would be effective.
- i) **Carter Cemetery Road property asking for utility connection** – Realtor representing potential buyer is asking if the can connect to our treatment plant and fresh water well. They have been told they can.
- j) **Front entry landscaping & fencing clean up** – The HOA is looking into cleaning up the main entrance area that would include cleaning the metal fencing, and masonry wall, along with weeding and general maintenance. There was general agreement that this should be the responsibility of the HOA Board, and paid for from their beautification budget. Butch will reach out to the HOA Board to discuss cost options.

**Item 6. New Business.** – Butch shared a conversation with Chad Fagan regarding flow testing of water, at least every other year. The cost would be \$700. Ronnie Morse made a motion to have that done. Jason Ard seconded the motion and it passed unanimously.

Maurice Welsh asked if the cover over the water valves on Cemetery Road, near Coats Road, could be re-attached. Dan Lemoine will check with Chad Fagan and see if that can be done.

**Item 7. Set date for Next Board Meeting and Adjourn - Monday, June 5, 2023, at 5:00 PM.**

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

A handwritten signature in black ink that reads "John Munding". The signature is written in a cursive style with a large, looped initial "J".

By:

John Munding, Secretary