

**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, January 15, 2024, 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:

**January 15, 2024 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.) 7<sup>th</sup> Filing Development
  - g.) Street/curb repairs others
  - h.) Speed hump repairs/replacement
  - i.) Street cleaning options
  - j.) CDD Website (Amber Narro)
  - k.) Sexual Harassment Policy
  - l.) 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: Maurice Welsh, Butch Marchinko, Ronnie Morse & John Munding.

Others in attendance: Gene Powell    Anna Papp                      John Estess

**Item 2. Minutes from the December 4, 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 was unable to attend. But she has met with Agape regarding termite control. The annual HCHS meeting will be January 21, and after that, she will have a new budget, a list of repairs and possibly new members of their Board.

**Item 5. Financial Report** – John Estess reported on the recently completed audit. 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** – The next report is due on January 28.
- b.) **Sewer Plant & Lift Station Repairs** – No major repairs were required this month. Regarding our arrangement with Allen Environmental, apparently there are changes within Mo-Dad, and they will no longer be able to handle our billings, unless we pay a \$900/month cost to utilize the old software. Dan has asked to meet with Butch and John to determine the best course of action. A letter is also needed from Estess to verify that the CDD is solvent and can pay for the water/treatment plant service.
- c.) **Sewer Plant Expansion** – A draft of the permit has been received, and McLin Taylor has sent it to the State Health Department for final approval. A letter has been received from DHH announcing a public notice meeting to be arranged. But no date or location was mentioned in the letter.
- d.) **Fairway Gardens Common Area** –Pat Beauchamp is in the process of looking into whether the CDD already owns the property. No action has been taken on the proposal for a drainage plan.
- 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** – Gene Powell and Butch Marchinko are looking into options between Euclid one part and two part sealants to fill various minor cracks on Carter Trace. They were authorized to continue to fill other cracks on Carter Trace and make a recommendation on which product to use.
- h.) **Street hump repairs/replacement** – A three-way stop was installed at the intersection of Carter Trace and Monarch Point. The speed hump near the entry to Carter Cemetery has been removed. It was agreed the damaged part of the speed bump at the main entrance needs to be replaced. There was discussion regarding how close one of the speed humps on Carter Trace is to the stop sign. No decision was made whether to remove the speed hump or relocate it.
- i.) **Street Cleaning Options** –It was agreed there was no need for a proposal to clean the entire neighborhood streets on an annual basis. Cleaning issues have become minor as new construction has slowed.
- j.) **CDD Website** – With help from Amber Narro, the CDD website is up and running, but it is not complete enough to encourage the community to use it for general information. It will give a general explanation of what a CDD does and what the Carter Plantation CDD is responsible for. The Board of Supervisors will be listed and announcements of future meetings will be provided. Tabs will be set up to give us a place to file minutes and agendas, and one for finances to explain how money is collected and spent. There will also be a tab where homeowners can ask questions and express concerns. Once it is closer to completion, an announcement will be made to the community concerning its availability.
- k.) **Sexual Harassment Policy** – A Policy has been put in place. We are also required to take a continuing education course on the topic. Maurice Welsh shared a site where an on-line course is available.
- l.) **Parking Signage** –A no parking sign has been put up near John Crutchfield’s home next to the Carter House.

**Item 6. New Business.** – Discussion was introduced that the Board might consider taking ownership of the street between the cemetery and Carter House. It’s uncertain who owns it now. Ronnie Morse will contact the Parish and try to find that out. It was also commented that the asphalt and the concrete curbs are both in good condition.

**Item 7.** Set date for Next Board Meeting and Adjourn - Monday, February 26, 2024, at 5:00 PM.

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



By:

John Munding, Secretary