

**Notice of Meeting  
of the Board of Supervisors  
of Carter Plantation Community  
Development District**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Carter Plantation Community Development District (the "Board") will hold a meeting on Monday, February 17, 2025 at 5:00 PM, in the Carter Plantation Clubhouse, located at 23475 Carter Trace, Springfield, Louisiana 70462, to consider the matters listed on the attached Agenda.

Interested persons are invited to attend the meeting to express their views and submit their comments and/or questions. Questions or requests for additional information should be directed to: (i) John Munding, 23877 Carter Trace, Springfield, Louisiana 70462 (Telephone: 225-636-1082) or (ii) J. Patrick Beauchamp, McGlinchey Stafford PLLC, 601 Poydras Street, 12<sup>th</sup> Floor, New Orleans, Louisiana 70130 (Telephone: 504-654-1108).

**Board of Supervisors  
Carter Plantation Community Development District**

POSTED: ON OR BEFORE FRIDAY, FEBRUARY 14, 2025.


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

The **AGENDA** for a meeting of the Board of Supervisors of the Carter Plantation Community Development District (the “District”) for Monday, February 17, 2025, at 5:00 PM is as follows:

- Item 1. Call to order.
- Item 2. Approval of the minutes for the January 13, 2025 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) Water & Sewer Plant and Lift Station Repairs.
  
  - c) Sewer Plant expansion report & Financing
    - 1) McLin Taylor and Gainey Concrete Products have provided an updated probable cost estimate of \$898,150 for the installation of the treatment plant that includes site work, utilities, bonds & insurance and a 15% contingency.
    - 2) The last customer count info indicated there are 326 total accounts (290 residential and 36 commercial). 311 of the accounts are in the District and 15 are outside the District. We are not sure how many new customers will be added once the project is completed, that an estimate needs to be provided.
    - 3) A separate “Utility Fund” for the District has been put together by John Estess that separates the utility revenue and expenses from the general operations of the District. The 2024 audit will include this format.
    - 4) Financing will be secured solely by the utility system. The utility system will need to generate revenue after expenses in an amount that will cover the debt service by 125%. Once we provide a cost estimate for the project, Mike will run some preliminary numbers on what debt service will look like. Then we will need to conduct a rate study to know what rates can be charged.
  
  - d) Street crack repairs; painting streets
  
  - e) CDD Website (Amber Narro)
  
  - f) Sexual Harassment Training / Ethics Training
    - Completed – JM/ET
    - Not Completed – JM/SHT; MW/ET & SHT; RM/ET & SHT; PM/ET & SHT; JA/ET & SHT
  
  - g) Ownership of other streets (drawing from McLin Taylor)
- Item 6. Any New Business.
- Item 7. Set Date for Next Board Meeting and Adjourn.

BOARD OF SUPERVISORS

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

By:   
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John Munding  
Secretary/Treasurer