

**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, March 25, 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:

March 25, 2024 CP CDD Board Meeting Agenda

- Item 1. Call to order.
- Item 2. Approval of the minutes for the February 26, 2024 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.) Street crack repairs
 - f.) Traffic Issues/Speed hump repairs/replacement
 - g.) CDD Website (Amber Narro)
 - h.) Sexual Harassment Policy
 - i.) CDD Ownership of other streets
- 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, Paul Marchinko, Ronnie Morse & John Mundinger.

Others in attendance: Gene Powell Judy Sharp John Estess Pat Beauchamp

Bobby Waters Dan Lemoine John Crutchfield

Item 2. Minutes from the February 26, 2024, meeting were reviewed. Ronnie Morse made a motion to approve. Paul Marchinko seconded the motion, and the motion to approve passed unanimously.

Item 3. HCHS Report – Judy Sharp gave general report on financial standing of the HCHS, showing minor expenses of \$1045 and income of \$3357. (See attached) Other than waiting for shutters to be delivered and installed, no significant repairs are in process or needed at this time. Judy reported that the family Easter event was very well received with around 120 children attending, and funds were raised, which will be reported at the next meeting.

Concern was raised about an incident at the house during a bridal shower where someone came into the house uninvited. They claimed to be on the ‘board’ and left without explanation or apology. The host was upset and contacted Judy to complain. John

Crutchfield offered to look at his security system to see if he could determine who the intruder was. It was suggested the Board might consider in a security system.

Item 5. Financial Report – The third quarter report will be provided at the next meeting. It was noted that income and expenses were about even through the first two quarters and revenue seems to be ahead of expenses during the third quarter.

Item 6. Old Business/Status of Action Items

- a.) **NetDMR 14-day notice of DMR and DEQ quarterly report** – A quarterly report in January and the next one isn't due until April.
- b.) **Sewer Plant & Lift Station Repairs** –Regarding our arrangement with Allen Environmental, John and Butch met with Dan Lemoine to discuss changes within Mo-Dad's billing system. To cover the cost of replacing Mo-Dad, it was agreed to recommend increasing the monthly cost per customer from \$15 to \$17. John Munding contacted John Estess to discuss current revenue for water & sewer service and recommends we can absorb the additional expense without considering a rate increase at this time. Maurice Welsh noted that with the expense of building a new treatment plant, and increase in rates may be happening in the future, and it would be better to raise rates once instead of twice. John made a motion to increase the per customer monthly rate from \$15 to \$17. Ronnie Morse seconded the motion and it passed 4-1 with Paul Marchinko disagreeing.
- c.) **Sewer Plant Expansion** – The State Health Department has issued a letter of approval of the permit. Maurice Welsh has contacted Jim Ryan who is the State Financial Advisor to Political Subdivisions to set a meeting where he can provide counsel on how the treatment plant can be financed. John will contact McLin Taylor to get a better understanding of how the project will be managed in terms of the bid process and construction. He will also ask McLin Taylor to provide a detailed Opinion of Probable Cost, to use in our efforts to finance the project.
- d.) **Fairway Gardens Common Area** –Pat Beauchamp reported that Carter Pines LLC owns lot CA-1 in the common area. He is in the process of putting a quitclaim together to allow the CDD to take ownership. No action has been taken on the proposal for a drainage plan.
- e.) **Street crack repairs** – Gene Powell and Butch Marchinko have selected sealants to fill various minor cracks on Carter Trace. They are in process of filling cracks on Carter Trace and will make a recommendation on how much can be done in the spring before it becomes too hot.
- f.) **Traffic Issues/Street hump repairs/replacement** –It was previously agreed to leave the other speed humps in place until repairs or replacement parts are needed.
There was discussion regard what role the CDD can play regarding development of a community policy on the use of golf carts on our public streets. John Crutchfield commented that he is part of a security committee set up by the HOA Board. It was generally agreed that the main issue is finding a way to prevent children from driving carts. It was the consensus that it is primarily the responsibility of the HOA to establish rules to require carts to be licensed by the community, and all drivers must be licensed and insured. Enforcement will be by the community in the form of fines and suspension of licenses, and not by the Sheriff's department in the form of traffic tickets. It was suggested that John Crutchfield meet with Ronnie Morse and Maurice Welsh how are familiar with how other communities are dealing with the situation.
- g.) **CDD Website** – The CDD website is up and running, but it is not complete enough to encourage the community to use it for general information. The site includes minutes and agendas and a tab for finances to explain how money is collected and spent. A tab where homeowners can ask questions and express concerns has not been set up yet, but Butch Marchinko said he'd like to contact Amber to help

get that done. We would like to set up links to the Carter House and HOA websites. Once it is closer to completion, an announcement will be made to the community concerning its availability.

Gene Powell has provided a brochure on low pressure sewer systems that needs to be posted.

- h.) **Sexual Harassment Policy** – A motion was made by Butch Marchinko and seconded by Ronnie Morse to adopt the Policy Statement (attached). It was approved unanimously. We are also required to take a continuing education course on the topic. Once completed, Board members were asked to forward certificates to John Estess.
- i.) **CDD Ownership of Other Streets** –Pat Beauchamp was asked to provide a better understanding of what streets the CDD owns and who owns the streets the CDD does not own. He has contacted McLin Taylor who has since provided the legal descriptions. He will ask for plats to make it easier to visualize who owns what. Pat will put together the necessary documentation to allow the CDD to accomplish the long term goal of owning and maintaining all streets, and not have any that are privately owned.

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

Item 7. Set date for Next Board Meeting and Adjourn - Monday, May 6, 2024, at 5:00 PM.

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



By:

John Mundinget, Secretary