

**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, October 7, 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:

**October 7, 2024 CP CDD Board Meeting Agenda**

- Item 1. Call to order.
- Item 2. Approval of the minutes for the August 19, 2024 Board Meeting.
- Item 3. HCHS Report
- Item 4. Financial Report (next report was in November)
- 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. (chlorine levels in water)
  - c.) Sewer Plant expansion report. Financing (separate utility income/expense)
  - d.) Fairway Gardens drainage
  - e.) Street crack repairs
  - f.) CDD Website (Amber Narro)
  - g.) Sexual Harassment Training / Ethics Training
  - h.) CDD Ownership of other streets (drawing from McLin Taylor)
  - i.) Carter Cemetery pump station maintenance
  - j.) Cart path painting on streets
- Item 7. Any New Business.
- Item 8. 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, Ronnie Morse & John Munding.

Others in attendance: Gene Powell    John Estess        Pat Beauchamp  
Anna Papp    Dan Lemoine    Judy Sharp

**Item 2. Minutes from the August 19, 2024, meeting were reviewed.** Ronnie Morse made a motion to approve. John Munding seconded the motion, which was approved unanimously.

**Item 3. HCHS Report** – Judy Sharp reported that the fencing project is complete. Work will be paid for from insurance and fund raisers. Shutters are in and roofing, siding and other repairs have been done. Revenue for September was \$4387 and expenses were \$2132. Revenue for the year has been \$19,968, and expenses have been \$7470 with a net operating surplus of \$12,498 for the year.

**Item 4. Financial Report** – John Estess shared

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

- a.) **NetDMR 14-day notice of DMR and DEQ quarterly report** – The next quarterly DEQ report will be filed at the end October.
- b.) **Water and Sewer Plant & Lift Station Repairs** – Pumps at lift station on Monarch Point and Carter Trace/Audubon Trace have been repaired and returned to service. Question raised about the possibility of remote meter reading. Dan will pursue the grant money possibly available for this program through LDH. The Mission unit measuring daily chlorine and Ph levels has been repaired. Dan reported that ten loads of sludge have been removed at a cost of \$4000 per truckload. This will be an ongoing need to keep the sewer treatment plant in compliance.
- c.) **Sewer Plant Expansion** – The State Health Department has issued a letter of approval of the permit. Maurice Welsh will contact Mike Lambert with the State Financial Advisor to Political Subdivisions to set up a video conference to provide counsel on how the treatment plant can be financed. We have the latest financial report showing clear separation of water and sewer income and expenses. The quarterly financial report shows that as having been done. A hard cost budget of \$625,000 has been set with a total budget of \$800,000. It is hoped financing can be arranged and documents finalize by next spring. Construction could take around 9 months.
- d.) **Fairway Gardens Common Area** – No action has been taken on the proposal for a drainage plan. John and Butch will meet to discuss options.
- e.) **Street crack and other repairs (lighting & fencing)** – Sealant materials have been purchased from Euclid Chemical and repairs have started to take place. Progress has been slow and John suggested Gene look into getting some outside labor help.
- f.) **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. Minutes and agendas are available now and a tab for finances will be added, along with a Q&A section and a link to the Carter House and HOA websites. Once it is closer to completion, an announcement will be made to the community concerning its availability.
- g.) **Sexual Harassment Policy** – Board members are required to take a continuing education course on the topic. All Board members have completed the course. John Estess offered to send everyone a link to the on line Ethics Training, available on the Secretary of State website.
- h.) **CDD Ownership of Other Streets** – McLin Taylor has been engaged to provide a plan showing what streets the CDD owns and who owns the streets the CDD does not own, at a cost of \$1500.
- i.) **Carter Cemetery pump station maintenance** – John Mundinger has contacted Frank White about cutting grass as an extension to his agreement to cut grass at the Carter House. The panel have not been set back in place, and question was asked about whether someone with French Settlement has been working on the pump. John will contact Chad Fagan and see if he can check on it.
- j.) **Cart path painting on streets** – Gene Powell will look into getting that done.

**Item 6.** **New Business.** – None.

**Item 7.** Set date for Next Board Meeting and Adjourn - Monday, December 2, 2024, 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 initial "J" and "M".

By:

John Munding, Secretary