



Carter Plantation CDD

THE COMMUNITY DEVELOPMENT DISTRICT ACT

In 2001, the Louisiana House of Representatives enacted Chapter 27-B of Title 33 of the Louisiana Revised Statutes of 1950 to create the “Community Development District Act”. The purpose of The Act was to encourage development throughout Louisiana.

The Act allowed the formation of independent districts to manage and finance basic community development services through the levy and collection of special assessments. The District cannot have nor exercise any zoning or permitting power.

The formation of the District is pursuant to an ordinance adopted by the governing body of the parish in which the District is located.

The District is governed by a five member board of supervisors appointed at the time the District is formed. The initial board of supervisors shall serve until replaced by elected members for a period of six years.

The board shall employ and fix the compensation of a District Manager. The District Manager shall direct the affairs of the district and shall be responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provision forming the district. The District Manager may hire any other employees as may be necessary and authorized by the board.

The board shall designate a resident of the state as treasurer of the district.

The board must submit a budget not less than sixty days prior to adoption to the local governing authorities having jurisdiction over the district for disclosure and information purposes only relating to the operation of the district.

The district and the board have powers to sue and be sued in the name of the district, acquire property or to dispose of property and to make and execute contracts as are necessary to exercise its powers. It can contract services of consultants to perform engineering, planning, legal financial, or other appropriate services. It can borrow money for any district purposes.

It may levy special assessments and charge, collect, and enforce fees and other user charges.

It may raise by user fees or fees authorized by resolution of the board amounts of money necessary for the conduct of District activities and services and to enforce their receipt and collection in accordance with the law.

It may raise funds through special assessments through levy, imposition, collection, and enforcement of special assessments.

The District may develop other facilities such as parks, pools, recreational facilities, etc.

The District is not subject to state and local taxes.



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CARTER PLANTATION

On January 9, 2003 in accordance with The Act, the CARTER PLANTATION COMMUNITY DEVELOPMENT DISTRICT was formed by Livingston Parish Ordinance No. 02-41 by the Parish Council of the Parish of Livingston. The Petitioner was CP-Land, LLC. The initial board of supervisors was appointed for an initial term of four years.

Prior to the end of the 6th year following the initial appointments to the Supervisory Board, any reappointments shall be made by the Petitioner (CP-Land, LLC) subject to the approval of the Parish Council.

Commencing at the end of the sixth year, following the appointment of the initial members, any replacement must be made by a qualified elector residing in the District and shall be elected by the qualified electors of the District.

The current board is comprised of:

Gillis Windham	Chairman
Dana Feneck	Secretary
John Loupe	member
Bill Pananos	member
Rose Sponsel	member (currently vacating her position)

Meetings are open to the public and are held at irregular intervals. They are usually in the Carter House. Notices of the meetings and agenda are posted outside the meeting location at least 24 hours before the meeting.

The District Manager is Jim Ryan. The District accountant is Tracie Eisworth, and the auditor is Roy Chustz CPA.