

1 **MINUTES OF MEETING**
2 **LAKESHORE VILLAGES MASTER COMMUNITY DEVELOPMENT DISTRICT**
3 **Board Of Supervisors**

4 A Closed Executive Session of the Board of Supervisors relating to Employment Issues was
5 called to order at 5:00 pm on January 7, 2026, at Lakeshore Villages Amenity Center, located at
6 5032 Lakeshore Village West, Slidell, Louisiana 70461. The Executive Session was adjourned at
7 5:53pm. The Board of Supervisors Meeting was called to order at 6:00pm.

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9 Present at the meeting:

10 Anthony Caruso	Assistant Secretary
11 Robin Malter	Supervisor
12 Charlyn Flanagan	Vice Chairman
13 Desmond LeBlanc	Chairman
14 Lawrence Dupre`	Assistant Secretary
15 Alex Reed	District Counsel
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17 Present Via Speakerphone	
18 Pete Williams	District Manager
19 Cary Bourgeois	District Engineer
20 Cole Karr	Karr Advocacy
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23 *The Following is a Summary of the Discussion and Actions Taken*

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25 **Items 1 & 2 Call to Order/Roll Call**

26 The meeting was called to order by Desmond LeBlanc at 6:00pm. Pete Williams called the roll
27 and confirmed that there was a quorum of the Board present.

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29 **Item 3: Invocation**

30 Charlyn Flanagan gave the Invocation.
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33 **Item 4. Walk-on Items for the Board**

34 Desmond LeBlanc: Staff Overtime be added to agenda.
35 Charlyn Flanagan: Purchase of All Terrain Vehicle be added to agenda.
36 Charlyn Flanagan: Christmas lights be added to agenda.
37 Lawrence Dupre`: Guard Shack and Rear Fountain be added to agenda.
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39 **On a motion by Robin Malter, seconded by Anthony Caruso with all in favor the Walk-on-**
40 **Items were approved.**

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42 **Item 5: Public Comment and Testimony**

43 Public Comment Cards are attached to these minutes.
44

45 **Item 6. Business Administration**

46 **1. Consent Agenda**

- 47 **A.** Consideration of Minutes of 11/3/2025
48 **B.** Ratification of October and November 2025 Expenditures
49 **C.** Consideration of District Manager's Report of 1/07/2026

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51 **On a motion by Charlyn Flanagan, seconded by Robin Malter, with Charlyn Flanagan,**
52 **Desmond LeBlanc and Robin Malter in favor, with Anthony Caruso and Lawrence Dupre`**
53 **opposed the consent agenda was approved.**
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Item 7. Staff Report

District Counsel: Alex Reed reported that he is working with the Secretary of State, the Parish Registrar of Voters and Pete Williams on the election of Supervisors in 2026.

District Engineer: Cary Bourgeois briefly reviewed the two traffic studies to which proposals were attached to the agenda. Brief Discussion.

On a motion by Lawrence Dupre` seconded by Anthony Caruso, with all in favor the Traffic Studies were approved in the amount of \$6,768.50.

District Manager:

1. Recent Fire Loss at 5520 Wake Reserve: Pete Williams briefly reviewed what appeared to be a total loss of the home. Pete led a discussion on waiving the CDD fees for this property which was a 60-foot lot assessed at \$1,613.59. Discussion ensued. It was determined that only homes that were a total loss verified by the Fire Department and or St. Tammany Parish. Discussion ensued.

On a motion by Lawrence Dupre` seconded by Robin Malter with all in favor, the waiver of CDD fees for 2026 for 5520 Wake Reserve providing proof of total loss was approved.

2. Pete Williams reviewed the information on the 2026 Election as mentioned in the DM report of 1/7/2026. Pete and Alex Reed mentioned that some of the items still needed verification and any updates to that would be incorporated,
3. Arming of Security Officers: Pete Williams briefly reviewed the prior actions of the Board to arm officers and have two person patrols. That action had expired and the Security Service was back to one person patrol. Pete Williams had authorized them to be armed from 1/5/2026 until the Board Meeting of 1/7/2026 to determine to allow Security to be armed. Discussion ensued Owner of P.A.S.S. and his officers in attendance also contributed to this discussion. Discussion on the part of Residents became very heated and were against the arming of the Security Officers.

Recess was called by the Chairman at 7:00pm and the meeting was reconvened at 7:08pm

Discussion on the arming of the Security Officers continued.

On a motion by Lawrence Dupre` seconded by Robin Malter with Lawrence Dupre` and Robin Malter in favor and Anthony Caruso, Charlyn Flanagan and Desmond LeBlanc opposed the motion of continuing to arm the Security Officers.

Discussion ensued again.

On a motion by Charlyn Flanagan seconded by Desmond Leblanc with Charlyn Flanagan in favor and Anthony Caruso, Lawrence Dupre`, Desmond LeBlanc and Robin Malter opposed the motion to have two-man unarmed patrols for 90 days with a friendly amendment to 30 days failed.

On a motion by Lawrence Dupre` seconded by Robin Malter, with Lawrence Dupre`, Charlyn Flanagan, Desmond LeBlanc and Robin Malter in favor and Anthony Caruso opposed the motion to have one armed security officer until March 4, 2026, Meeting was approved.

Karr Advocacy Update: Cole Karr reviewed his report for the Board which is attached to the minutes. Discussion ensued about the extension of the Agreement between the CDD and Karr Advocacy. The signature page for the extension was shown to be executed by Pete Williams,

111 when it should be executed by Desmond LeBlanc. Once the change had been made Desmond
112 stated he would execute it.

113
114 **Community Steering Focus Group: Palm Tree Replacement Recommendation:** Desmond
115 Leblanc asked in any member of the Focus Group was present and there was none. Desmond
116 mentioned that the Focus Group had emailed their recommendation to replant Sabal Palms.
117 Discussion ensued.

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119 **On a motion by Lawrence Dupre` seconded by Charlyn Flangan with all in favor the original**
120 **motion to approve using Pink Crepe Myrtles in place of dead or dying palm trees was**
121 **approved.**

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123 More discussion ensued on timing of planting and where to plant etc. continued.

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125 **BUSINESS ITEMS:**

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127 **Item 8. Trash Collection Contract Bid Preliminary Discussion:** Desmond LeBlanc brought up
128 concerns with the now 800 homes that did not either sign up for trash collection service or those
129 whose service was discontinued due to lack of payment. Desmond was looking to have the CDD
130 bid out the service and have the CDD add in the amount necessary to cover those charges in the
131 2027 assessments. Discussion ensued. Pete Williams mentioned he would put together the bid
132 specifications for the advertisement for the Board to review and approve at the February Board
133 Meeting and Workshop.

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135 **Item 9: Parking Updates:** Desmond LeBlanc and Pete Williams reviewed some of the recent
136 concerns with the Parking Policy and Pete also played on very argumentative and demeaning
137 voicemails left. Discussion ensued. No action taken by the Board.

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139 **Item 10: Fireworks Discussion:** Pete Williams and Desmond LeBlanc briefly reviewed the
140 emails asking the CDD to take action against the use of fireworks in the CDD. It was pointed out
141 that the CDD did not have the police or code enforcement authority to restrict the use of fireworks.
142 No further action was taken on this issue by the Board.

143
144 **Item 11: Neighborhood Street Signs:** Desmond LeBlanc mentioned that there were three
145 different color variations of street name signs in the CDD. Blue, green and white with the L at a
146 half moon at the top. Discussion ensued. It was mentioned that this should be an item for the
147 February Board Meeting and Workshop.

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149 **Item 12: 2026 Board Workshop Date:** Desmond LeBlanc mentioned that February 4 would be
150 the all-day Board Meeting and Workshop. Location to be determined.

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152 **Item 13: March 2026 Annual Community Forum:** Desmond LeBlanc mentioned that the
153 Community Forum would be held on March 4, 2026. Location would be determined such as the
154 Holiday Inn etc.

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156 **Walk-on-Items and Supervisors Requests:**

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158 **Staff Overtime Requested by Desmond LeBlanc**
159 Desmond LeBlanc mentioned that this issue was discussed in the Executive Session.

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161 **On a motion by Desmond LeBlanc seconded by Lawrence Dupre` with all in favor the Board**
162 **motion to allow overtime during named storms only was amended to allow the District**
163 **Manager to approve overtime and report those times to the Board in a log was approved**

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166 **Purchase of All Terrain Vehicle Requested by Charlyn Flanagan.**
167 Charlyn Flanagan where the CDD was in purchasing this vehicle. Brief discussion ensued
168 including that the vehicle had been purchased.

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171 **Christmas Lights Requested by Charlyn Flanagan**
172 Charlyn Flanagan raised concerns with the Christmas lights and the possible installation of the
173 new light system on the gate monuments in Phase 1A and the working of the other lights.
174 Discussion ensued. Pete Williams pointed out that there was no electric at those monuments and
175 therefore the lights could not be added there.

176
177 **Guard Shack Lights and Rear Fountain Lights Requested by Lawrence Dupre`**
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179 Lawrence mentioned that the lights were not operating properly at the guard house and there
180 were also issues at the rear entry. Lawrence mentioned that Operations person Ron Faye had
181 been given access to the lighting software by Intellitech. Pete Williams mentioned that he did not
182 believe that had occurred based on his conversations with the installer. He requested the lights
183 be controlled by the MPOA, so color schemed for holidays etc. be consistent through out the
184 Community.

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186 There was also discussion on the solar landscape lights installed by the POA. Pete Williams
187 mentioned they could look to install them at the rear entry in the future.

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189 **On a motion by Lawrence Dupre` seconded by Charlyn Flanagan with all in favor the**
190 **meeting adjourned at 8:42 pm.**

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194 _____
Secretary/Asst Secretary

_____ **Chair/Vice Chair**