

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

4 The Board of Supervisors of the Lakeshore Villages Master Community Development District  
5 called to order a Board of Supervisors meeting at 6:04pm on December 04, 2024, at the  
6 Lakeshore Villages Amenity Center, 5032 Lakeshore Village West, Slidell, Louisiana 70461.

7  
8 Present at the meeting:

9 Anthony Caruso	Assistant Secretary
10 Lawrence Dupre`	Vice Chair/Assistant Secretary
11 Charlyn Flanagan	Supervisor
12 Desmond LeBlanc	Chairman
13 Alex Reed	District Counsel

14  
15 Present by Speaker Phone:

16 Pete Williams	District Manager
17 Cole Arreola-Karr	Karr Advocacy

18  
19  
20 *The Following is a Summary of the Discussion and Actions Taken*

21  
22 **Items 1 & 2 Call to Order/Roll Call**

23 The meeting was called to order by Desmond LeBlanc at 6:04 and confirmed that there was a  
24 quorum of the Board present.

25  
26 **Item 3: Invocation**

27 Lawrence Dupre` gave the invocation.  
28  
29

30 **Item 4. Walk-on Items for the Board**

31 None at this time  
32  
33

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

35 Public Comment and Testimony was given on the Business Items on the Agenda  
36

37 **6. Business Administration**

38  
39 **Consent Agenda**

40 **A. Consideration of Minutes of 11/18/2024**

41 **B. Consideration of District Manager's Report of 12/04/2024**

42 **On a motion by Lawrence Dupre` seconded by Anthony Caruso, with all in favor the**  
43 **consent agenda was approved.**  
44

45 **Staff Report/Liaison Report**

46  
47 **District Counsel:** No report at this time  
48

49 **District Engineer:** Not present.  
50

51 **District Manager:** Pete Williams reviewed the items listed below that needed Board approval.  
52

53 **Consideration of Trash Collection Bid Criteria:** Pete Williams reviewed the bid criteria and  
54 described how the price scoring would be conducted. Pete went on to describe a phone call from  
55 Paul Rees, the attorney for Oak Harbor East Utility (OHEU). Paul had previously called Alex Reed

56 to acknowledge receipt of Lakeshore Villages desire to terminate its relationship with OHEU and  
57 its contract with Coastal Environmental, the current trash collector for Lakeshore Villages and the  
58 surrounding area.

59  
60 Pete Williams reviewed his conversation with Paul Rees and the suggestion from Paul that the  
61 CDD consider providing its scope of services to OHEU and if OHEU agreed they would use that  
62 to seek proposals for service. Discussion ensued. Pete also commented that there may be an  
63 economy of scale to be part of the proposal process with OHEU if they agreed to the scope of  
64 service anticipated by the CDD and also the benefit of them doing the billing with the water bills  
65 as OHEU was currently doing. Pete then mentioned that if OHEU was not interested in  
66 incorporating the scope of service desired by the CDD by the first of the year, the CDD could  
67 continue with obtaining proposals for just the CDD. More Discussion ensued.

68  
69 Desmond LeBlanc asked that it be included that the chosen provider agree to provide one trash  
70 can and one recycling bin for residents at no charge.

71  
72 **On a motion by Desmond LeBlanc seconded by Charlyn Flanagan with all in favor, the**  
73 **specifications as amended were approved for submittal to Oak Harbor East Utility and if**  
74 **they were not inclined to include them in the proposal process the CDD would proceed on**  
75 **its own to obtain Trash Collection services.**

76  
77 **Consideration of Servitude Requests:** Pete Williams reviewed the two servitude requests one  
78 from Attorney Paul Rees on behalf of St. Tammany Holdings for the property they owned which  
79 was for additional utility use. This request was for an access servitude for that property which  
80 would allow them to have a "curb cut" onto CDD roadways.

81  
82 The second by Paul Rees for Oak Harbor East Utility for access to the gated area which accesses  
83 the CDD's pump station area and the OHEU property directly across from the CDD's pump.

84  
85 Pete Williams went on to describe the servitude needs and recommended that District Counsel  
86 review and approve the servitude documents to be provided by Attorney Paul Rees, for legal form  
87 and sufficiency and then allow the Chairman to execute those servitude documents. Discussion  
88 ensued.

89  
90 **On a motion by Charlyn Flanagan seconded by Anthony Caruso with Anthony Caruso,**  
91 **Lawrence Dupre` and Charlyn Flanagan in favor, with Desmond LeBlanc opposed, the**  
92 **servitude agreements were approved to be executed by the Chairman after review by**  
93 **District Counsel for legal form and sufficiency.**

94  
95 **Karr Advocacy:** Cole Arreola-Karr updated the Board on the status of items before the Federal  
96 Government that would aid special taxing districts. Cole went on to inform the Board of the joint  
97 effort that St. Tammany Parish would undertake with the CDD to establish a joint jurisdictional  
98 Hazard Mitigation Plan, which would be required in order to be able to receive various State and  
99 Federal Funding for certain improvement and or repairs. Discussion ensued including questions  
100 on timing, which Cole described as lengthy and not something that would happen too quickly.

101  
102 **Landscape Liaison:** Lawrence Dupre` gave a brief update on the conditions of the landscape  
103 and irrigation. There was a major discussion on the topic of irrigation. Pete Williams wanted the  
104 Board to understand that the cost incurred by the CDD from January 1 through October 31, of  
105 2024 was slightly less than \$10,000.00. Pete felt that this was less an issue of cost to repair and  
106 more frustration with a system that never seemed to work. More discussion ensued.

107  
108 **Community Steering Focus Group.** John Washington the Vice Chairman of the Group,  
109 addressed the Board. John related that the Group had several suggestions and or alternatives to

the CDD's Parking Policy. John mentioned that the Group wanted to hold a forum for other residents to comment on and provide input on the Parking Policy. Discussion ensued.

John Washington went on to describe other areas the Group would look at in the future and entertained comments and questions from the Board and residents.

**Meeting Recessed at 7:29 by the Chairman and reconvened at 7:36pm.**

### **Business Items**

**7. Consideration of 2025 CDD Meeting Schedule:** Pete Williams reviewed the proposed meeting schedule on the agenda, which would again keep meetings on the first Wednesday of each month, with the exception of January which fell on January 1. Pete mentioned that there would be a meeting more than likely held sometime later in January as needed. Desmond LeBlanc discussed that the February meeting would also be the Board's annual workshop which had been held later in the spring that last few years. Desmond's wanted to set the meeting early in the year to establish a strategic plan for the year. Discussion ensued. Keeping the meeting dates and time the same required no action by the Board. Pete Williams mentioned that he would post the schedule on the CDD's web site.

**8. Board Workshop/Training Meeting and Karr Advocacy Travel Expense:** Desmond LeBlanc reviewed again that the Board would hold its annual workshop on February 5 at a time and place to be determined. Discussion ensued.

**On a motion by Desmond LeBlanc and seconded by Charlyn Flanagan, with all in favor, the Board approved February 5 as the date of the Annual Board Workshop and Training Meeting with the time and location to be determined.**

Desmond LeBlanc went on to explain that Cole Arreola-Karr had exceed his travel allotment on his contract and had traveled on behalf of the CDD out of his own pocket. Demond recommended that the Board entertain Cole to attend the February meeting and that the Board consider allowing Cole to charge a not to exceed \$850,00 in travel reimbursement to attend the meeting.

**On a motion by Desmond LeBlanc seconded by Charlyn Flanagan, with all in favor Cole Arreola Karr was approved to submit for travel expense to the February 5, meeting in an amount not to exceed \$850.00.**

**9. Owners' Meeting:** Desmond LeBlanc stated that the CDD had held an Owner's Meeting for the March Meeting for the past several years and asked if the Board wanted to consider doing that again. Discussion ensued. Desmond also recommended that such a meeting be held at the Amenity Center to spare the cost of the Harbor Center. Discussion ensued on the accommodations of the Amenity Center.

**On a motion by Desmond LeBlanc seconded by Lawrence Dupre` with all in favor the Owner's meeting of the CDD would be held on March 5, 2025, at 6:00pm and to be held at the Lakeshore Villages Amenity Center.**

**10. Safety Patrol Manager:** Desmond LeBlanc asked Michael Ford, the new Safety Patrol Manager, to introduce himself. Michael introduced himself and gave a brief synopsis of his past career and experience. Michael entertained questions from the Board and several residents.

Michael Ford went on to briefly describe his recent work within the Community and his plan to continue in his role and to make suggestions to the Board for the future of the Safety Patrol.

165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183  
184  
185  
186  
187

**Walk on Items**

**Phase 1A Capital Restoration Project**                      **Requested by Desmond LeBlanc**

Desmond LeBlanc led of this topic with an apology for not asking to have this item considered at the beginning of the meeting. Desmond went on to describe the conditions in Phase 1A and the continued deterioration of the roadways in the Phase. Demond mentioned that those roads had been part of the development by the original developer. Desmond went on the mention that the Board would be looking to make improvements to those roads in 2025 to make them more serviceable for the future. Desmone also mentioned that only Lawrence Dupre` had brought complaints to the Board and that Desmond was surprised that other residents of Phase 1A had not. Discussion ensued.

**Supervisors Requests**

No requests were made.

**On a motion by Lawrence Dupre` seconded by Desmond LeBlanc with all in favor the meeting adjourned at 8:01 pm.**

<b>Secretary/Asst Secretary</b>	<b>Chair/Vice Chair</b>	