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**MINUTES OF MEETING  
BALLANTRAE  
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development  
11 District was held on Monday, December 3, 2018 at 6:30 p.m. at the Ballantrae Community Center, 17611  
12 Mentmore Boulevard, Land O'Lakes, Florida 34638.

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**FIRST ORDER OF BUSINESS – Roll Call**

18 Mr. Flateau called the meeting to order and conducted roll call.

19 Present and constituting a quorum were:

20 James Flateau Board Supervisor, Chairman  
21 Richard Levy Board Supervisor, Vice Chairman  
22 Steve Bobick Board Supervisor, Assistant Secretary  
23 Chris Milano Board Supervisor, Assistant Secretary  
24 Tony Thomas Board Supervisor, Assistant Secretary

25 Also present were:

26 Raymond Lotito District Manager, DPFM Management & Consulting LLC  
27 Matt Mattos Yellowstone Landscape  
28 Garry Kubler Maintenance Supervisor

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*The following is a summary of the discussions and actions taken at the December 3, 2018 Ballantrae CDD Board of Supervisors meeting.*

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**SECOND ORDER OF BUSINESS – Audience Questions and Comments on Agenda Items**

There being none, next item followed.

**THIRD ORDER OF BUSINESS – Election 2018**

**A. Discussion of Board Vacancy**

On a MOTION by Mr. Flateau, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved the motion to fill the seat one (1) vacancy with the appointment of Mr. Tony Thomas for the Ballantrae Community Development District.

**B. Exhibit 1: Oath of Office, Waive or Accept Compensation, Form 1**

Mr. Lotito distributed the Oath of Office for Supervisors to the newly elected Board Supervisors to recite and sign.

- Mr. Richard Levy recited and signed the Oath of Office.
- Mr. Chris Milano recited and signed the Oath of Office.
- Mr. Tony Thomas recited and signed the Oath of Office.

Mr. Lotito advised the newly elected supervisors that they are entitled to compensation of \$200.00 per meeting and asked whether they would like to receive or waive compensation. Mr. Levy, Mr. Milano, and Mr. Thomas accepted compensation.

**C. Exhibit 2: Consideration of Resolution 2019-01; Designation of Officers**

43 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board adopted  
44 Resolution 2019-01, designating the Officers of the District as follows: Mr. James Flateau to serve as  
45 Chairman, Mr. Richard Levy to serve as Vice Chairman, and Mr. Steve Bobick, Mr. Chris Milano, and  
46 Mr. Tony Thomas to serve as Assistant Secretaries; District staffing as follows: Mr. Raymond Lotito as  
47 Secretary, Ms. Patricia Comings-Thibault as Treasurer, Mr. Maik Aagaard as Assistant Treasurer; and  
48 Ms. Janet Johns as Assistant Secretary for the Ballantrae Community Development District.

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50 **FOURTH ORDER OF BUSINESS – Professionals Reports**

51 A. District Counsel

52 B. Landscape Maintenance - Yellowstone Maintenance Report

53 1. Exhibit 3: Consideration & Approval of Yellowstone Proposal – Tree Removal - \$5,066.67

54 On a MOTION by Mr. Levy, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board approved  
55 the Yellowstone enhancement proposal for tree removal in the amount of \$5,067.66 to be taken from Line  
56 60 Replace Plants, Mulch, and Trees for the Ballantrae Community Development District.

57 2. Exhibit 4: Consideration & Approval of Yellowstone Proposal – Wall Cleaning and Plant  
58 Removal - \$1,630.00

59 On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved  
60 the Yellowstone enhancement proposal for wall cleaning and plant removal in the amount of \$1,630.00 to  
61 be taken from Line 60 Replace Plants, Mulch, and Trees for the Ballantrae Community Development  
62 District.

63 3. Exhibit 5: Consideration of Resident Letter – M. Call – Creeping Fig

64 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved  
65 the motion to authorize the district manager to inform the resident that the Board denied his request to  
66 have the inside of the wall along the rear of his property excluded from being painted so that he does not  
67 have to trim the creeping fig back further for the Ballantrae Community Development District.

68 C. DPGF Field Report

69 ➤ Exhibit 6: November Operations Report

70 ➤ Exhibit 7: November Grade Sheet

71 ➤ Exhibit 8: November Score Card

72 D. Exhibit 9: Pond Manager – American Eco-Systems, Inc.  
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74 **FIFTH ORDER OF BUSINESS – Administrative Matters**

75 A. Exhibit 10: Consideration and Approval of Minutes of the September 10, 2018, October 1, 2018,  
76 and November 12, 2018 Meetings

77 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved  
78 the minutes of the Board of Supervisors regular meetings held on September 10, 2018, October 1, 2018,  
79 and November 12, 2018 for the Ballantrae Community Development District.

80 B. Exhibit 11: Consideration and Acceptance of the October 2018 Financial Statements

81 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board accepted  
82 the October 2018 Financial Statements for the Ballantrae Community Development District.

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84 **SIXTH ORDER OF BUSINESS – Business Matters**

85 A. Old Business

86 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved  
87 the motion to allow the Chair to sign off on the wall cap repair, not to exceed \$2,800.00, with CertaPro  
88 Painters for the Ballantrae Community Development District. Assignment of a line number was deferred  
89 by the Chairman.

90 B. New Business

91 1. Exhibit 12: Consideration of Resolution 2019-02; FY 2019 Budget Amendment

92 On a MOTION by Mr. Levy, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board tabled the  
93 approval of Resolution 2019-02; FY 2019 Budget Amendment because the table needs to be redone for  
94 the Ballantrae Community Development District.

95 2. Consideration of Proposals for Professional Services to Develop a District ADA Compliant  
96 Website

97 ➤ Exhibit 13: ADA Compliance

98 ➤ Exhibit 14: VenturesIn.com, Inc.  
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100 **SEVENTH ORDER OF BUSINESS – Staff Reports**

101 There being none, next item followed.  
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103 **EIGHTH ORDER OF BUSINESS – Audience Comments on Other Items**

104 There being none, next item followed.  
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106 **NINTH ORDER OF BUSINESS – Supervisor Comments and Requests**

107 There being none, next item followed.  
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109 **TENTH ORDER OF BUSINESS – Adjournment**

110 Mr. Flateau asked if there were any other items of new business. There being no new additional  
111 items, and upon a motion duly made, seconded and unanimously carried, Mr. Flateau declared the  
112 meeting adjourned at 8:40 p.m.

113 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board adjourned  
114 the meeting for the Ballantrae Community Development District.

115 **BALLANTRAE EXPENDITURE APPROVALS FOR THE MONTH OF DECEMBER 2018**

Line Item No.	Line Title	Description	Vendor	Amount
60	Replace Plants, Mulch, and Trees	Remove the cluster of oaks in the NW corner of the park behind the basketball court.	Yellowstone	\$5,066.67
60	Replace Plants, Mulch,	Remove and cut back plant material along the community wall along	Yellowstone	\$1,630.00

	and Trees	Ballantrae Blvd and Mentmore Blvd.		
TBD 85	TBD	Repair wall caps	Certapro	\$2,800.00

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*Field Misc.*

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*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

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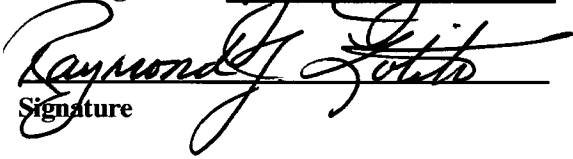
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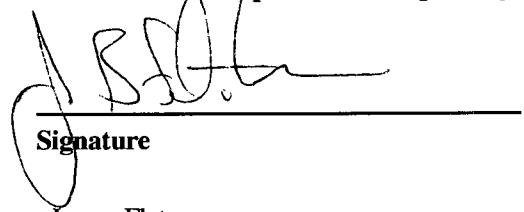
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Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on January 2019.

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Signature

  
Signature

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Raymond Lotito

James Flateau

Printed Name

Printed Name

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Title:  Secretary     Assistant Secretary

Title:  Chairman     Vice Chairman