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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, February 4, 2019 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 Garry Kubler	Maintenance Supervisor
28 Tonja Stewart	District Engineer, Stantec Consulting
29 Joe Hamilton	Genesis Land Maintenance
30 Brian Mahar	Yellowstone Landscape
31 Matt Mattos	Yellowstone Landscape

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*The following is a summary of the discussions and actions taken at the February 4, 2019 Ballantrae CDD Board of Supervisors meeting.*

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

39 Ms. Denise Mestanz-Taylor, a resident of the Village of Castleway and a representative of the  
40 Democratic Hispanic Caucus of Pasco County, requested permission to use the clubhouse for the  
41 organization. Ms. Mestanz-Taylor presented the Board with a copy of their mission and bylaws.  
42 Discussion ensued.

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On a MOTION by Mr. Bobick, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board approved the request from Ms. Denise Mestanz-Taylor; granting the Democratic Hispanic Caucus of Pasco County permission to use the clubhouse on the fourth Thursday of each month for the Ballantrae Community Development District.

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**THIRD ORDER OF BUSINESS – Professionals Reports**

48 A. District Counsel

49 B. Exhibit 1: Landscape Maintenance - Yellowstone Maintenance Report

50 Mr. Mahar reviewed the items of the Yellowstone Maintenance Report and brought three (3)  
51 proposals before the Board for their consideration. Discussion ensued about the proposals and the  
52 landscaping of the pond banks. In relation to the discussion about the pond banks, Mr. Flateau suggested  
53 that Yellowstone stop all pond mowing around pond number twelve (12) for three (3) months and observe  
54 how much the grass grows, the weeds grow, and how much it remains dormant.  
55

- 46 1. Exhibit 2: Consideration and Approval of the Yellowstone Proposal – Winter Annual  
47 Rotation - \$3,409.50

48 On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved  
49 the Yellowstone Proposal for Winter Annual Rotation in the amount of \$3,409.50 to be expended from  
50 Line Item 56 Landscape Secondary Contract for the Ballantrae Community Development District.

- 51 2. Exhibit 3: Consideration and Approval of the Yellowstone Proposal – Tree Removal on  
52 Mentmore and Ballantrae Boulevard - \$1,031.26

53 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved  
54 the Yellowstone Proposal for Tree Removal on Mentmore and Ballantrae Boulevard in the amount of  
55 \$1,031.26 to be expended from Line Item 60 Replace Plants, Mulch, and Trees for the Ballantrae  
56 Community Development District.

- 57 3. Consideration and Approval of the Yellowstone Proposal – Repair Castleway Irrigation  
58 Controller - \$1,259.27

59 Mr. Flateau recommended that the Board pays for this expense out of Line 65, Field  
60 Miscellaneous.

61 On a MOTION by Mr. Levy, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board approved  
62 the proposal to repair the irrigation controller along the wall at Castleway in the amount of \$1,259.27 for  
63 the Ballantrae Community Development District.

64 C. DPGF Field Report

- 65 ➤ Exhibit 4: January Operations Report & Grade Sheet  
66 ➤ Exhibit 5: January Score Card  
67 ➤ Discussion on Infratech

68 Mr. Flateau stated that Infratech is the company that Duke Energy contracted with that's  
69 going to be running all sorts of lines in Ballantrae, up and down Ballantrae Boulevard and Mentmore  
70 Boulevard. Discussion ensued about the work being done and the irrigation system. In relation to the  
71 discussion, Mr. Flateau suggested that the Board give him the not to exceed authority to relocate the  
72 irrigation system.

73 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved  
74 the motion to allow the Chair to approve the moving of the sprinkler heads in support of the Duke Energy  
75 work, not to exceed \$5,000.00, from Line 65 Field Miscellaneous for the Ballantrae Community  
76 Development District.

77 D. Engineer Report – Stantec

78 E. Exhibit 6: Pond Manager – American Eco-Systems, Inc.

- 79 ➤ Aquatic Management Agreement

80 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved  
81 the Aquatic Management Agreement from American Eco-Systems in the amount of \$1,688.00 per month  
82 for the Ballantrae Community Development District.

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84 **FIFTH ORDER OF BUSINESS – Administrative Matters**

85 A. Exhibit 7: Consideration and Approval of Minutes of the January 7, 2019 Meeting

86 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved  
87 the minutes of the Board of Supervisors regular meeting held on January 7, 2019 for the Ballantrae  
88 Community Development District.

89 B. Exhibit 8: Consideration and Acceptance of the Revised November 2018 Financial Statements

90 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved  
91 the Revised November 2018 Financial Statements for the Ballantrae Community Development District.

92 C. Exhibit 9: Consideration and Acceptance of the December 2018 Financial Statements

93 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved  
94 the December 2018 Financial Statements for the Ballantrae Community Development District.

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96 **FIFTH ORDER OF BUSINESS – Business Matters**

97 A. Old Business

98 The meeting that was previously scheduled for February 27, 2019 is cancelled and the next  
99 meeting will be held on March 4, 2019. The meetings will be held on the fourth Wednesday of every  
100 month following the March 4, 2019 meeting, setting the first meeting of the new schedule to be held on  
101 March 27, 2019.

102 B. New Business

103 1. Exhibit 10: Consideration and Approval of Pool Sure Re-Negotiated Contract

104 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved  
105 the Pool Sure Re-Negotiated Contract for the Ballantrae Community Development District.

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107 **SIXTH ORDER OF BUSINESS – Staff Reports**

108 A. District Manager

109 Mr. Lotito advised that the \$9.00 charge on the financials that was questioned at last month's  
110 meeting was for a bounced check that was received by the CDD and informed that there's also a \$25.00  
111 fee that's missing, bringing the total to \$34.00.

112 B. Maintenance Supervisor

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

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116 **SEVENTH ORDER OF BUSINESS – Audience Comments on Other Items**

117 There being none, next item followed.

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119 **EIGHTH ORDER OF BUSINESS – Supervisor Comments and Requests**

120 There being none, next item followed.

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122 **NINTH ORDER OF BUSINESS – Adjournment**

123 Mr. Flateau asked if there were any other items of new business. There being no new additional  
124 items, and upon a motion, seconded and unanimously carried, Mr. Flateau declared the meeting  
125 adjourned.

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

128 **BALLANTRAE EXPENDITURE APPROVALS FOR THE MONTH OF JANUARY 2019**

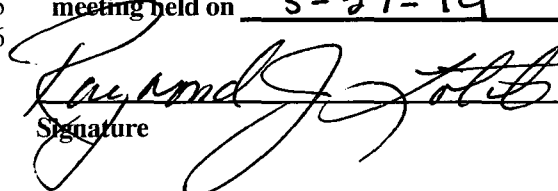
Line Item No.	Line Title	Description	Vendor	Amount
56	Landscape Secondary Contract	Winter Annual Rotation	Yellowstone	\$3,409.50
60	Replace Plants, Mulch, & Trees	Tree Removal on Mentmore and Ballantrae Boulevard	Yellowstone	\$1,031.26
65	Field Miscellaneous	Repair Castleway Irrigation Controller	Yellowstone	\$1,259.27
65	Field Miscellaneous	Authorize the Chair to Relocate the Irrigation System NTE \$5,000.00	Yellowstone	NTE \$5,000.00
105	O&M Contingency	Aquatic Management Agreement	American Eco-Systems	\$1,688.00 per month

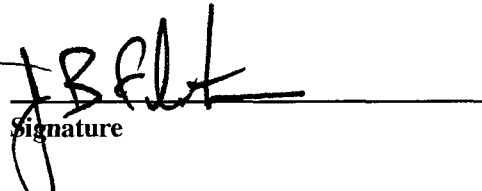
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130 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
131 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
132 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*  
133

134 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
135 meeting held on 3-27-19.

136

  
Signature

  
Signature

137

Raymond Lofito

James Flateau

Printed Name

Printed Name

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139 Title:  Secretary  Assistant Secretary

Title:  Chairman  Vice Chairman