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MINUTES OF MEETING
BALLANTRAE
COMMUNITY DEVELOPMENT DISTRICT

5 The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development
6 District was held on Wednesday, April 24, 2019 at 6:30 p.m. at Ballantrae Community Center, 17811
7 Mentmore Boulevard, Land O'Lakes, Florida 34638.

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9 **FIRST ORDER OF BUSINESS – Roll Call**

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

11 Present and constituting a quorum were:

12 James Flateau	Board Supervisor, Chairman
13 Richard Levy	Board Supervisor, Vice Chairman
14 Steve Bobick	Board Supervisor, Assistant Secretary
15 Tony Thomas	Board Supervisor, Assistant Secretary
16 Christopher Milano	Board Supervisor, Assistant Secretary

17 Also present were:

18 Patricia Comings-Thibault	District Manager, DPFG Management & Consulting LLC
19 Lore Yeira	DPFG Management & Consulting LLC
20 Garry Kubler	Maintenance Supervisor
21 Brian Mahar	Yellowstone Landscape

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23 *The following is a summary of the discussions and actions taken at the April 24, 2019 Ballantrae CDD*
24 *Board of Supervisors Regular Meeting.*

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

27 There being none, the next item followed.

28 **THIRD ORDER OF BUSINESS – Professional Reports**

29 A. District Counsel

30 B. Exhibit 1: Landscape Maintenance – Yellowstone Maintenance Report

31 > Ratification of Yellowstone Irrigation Proposal - \$569.20

32 On a MOTION by Mr. Levy, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board approved
33 the ratification of Yellowstone's Irrigation Proposal in the amount of \$569.20 for the Ballantrae
34 Community Development District.

35 C. DPFG Field Operations Report

36 > Exhibit 2: April Operations Report & Grade Sheet

37 Mr. Flateau requested an inspection of the ponds and conservation areas beyond Ballantrae
38 and Mentmore as a baseline for formulating a plan of action to present to the Board. Additionally, the
39 Board requested that Brian Mahar be placed on the agenda distribution list.

- 40 ➤ Exhibit 3: April Score Card
- 41 D. Exhibit 4: Engineer Report – Stantec
- 42 ➤ Consideration of Erosion Control Proposal – Genesis Land Maintenance - \$17,326.40
- 43 ➤ Consideration of Erosion Control Proposal – Bio Mass Tech - \$4,384.00

44 On a MOTION by Mr. Levy, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board accepted
45 the Bio Mass Tech Erosion Control Proposal in the amount of \$4,384.00 for the Ballantrae Community
46 Development District.

- 47 E. Exhibit 5: Pond Manager – American Ecosystems

48 **FOURTH ORDER OF BUSINESS – Administrative Matters**

- 49 A. Exhibit 6: Approval of Minutes of March 27, 2019 Meeting

50 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
51 the minutes of the Board of Supervisors Regular Meeting held on March 27, 2019 for the Ballantrae
52 Community Development District.

- 53 B. Exhibit 7: Acceptance of the Unaudited March 2019 Financial Statements

54 The Board requested that insurance over-expenditures of future financial statements be amended,
55 insisting that the formula is changed to result in a positive value.

56 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board accepted
57 the March 2019 Unaudited Financial Statements for the Ballantrae Community Development District.

58 **FIFTH ORDER OF BUSINESS – Business Matters - OLD**

- 59 A. Exhibit 8: Discussion of Landscape Lighting and Proposals

- 60 ➤ Lighting Report
- 61 ➤ Exhibit 9: Himes Electric Proposals & Specs - \$8,797.00; if lights on back wall are deleted
62 and capped off will be \$526.00 less and new price will be \$8,271.00

63 A representative of Himes Electric delivered their entrance lighting proposal, explaining the
64 technical aspects of the installation proposal. Upon review, the Board requested a revision of the proposal
65 to submit for execution by the Chairman.

66 On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board accepted
67 the revised Himes Electric Proposals & Specs for execution by the Chairman, in an amount not to exceed
68 \$8,797.00, for the Ballantrae Community Development District.

- 69 ➤ Exhibit 10: Ezell Electric Proposal - \$17,055.00

- 70 B. Consideration of ADA Website Proposals

71 Ms. Comings-Thibault reviewed ADA Website Proposals with the Board, presenting an
72 additional company by the name of Campus Suite. After deliberation, the Board determined that the
73 Chairman, Ms. Comings-Thibault, and District Counsel Vivek Babbar will continue discussions with
74 Campus Suite.

- 75 ➤ Exhibit 11: WebAim Agreement
- 76 ➤ Exhibit 12: VenturesInc

77 C. Exhibit 13: Danidance – Insurance & Music Copyright Requirements

78 Ms. Yeira updated the board concerning Ms. Howard’s efforts to retrieve liability insurance
79 before she offers free dance classes through her business Danidance. Discussion ensued.

80 **SIXTH ORDER OF BUSINESS – Business Matters - NEW**

81 D. Exhibit 14: Discussion of Authorization for Visitors – Card Implementation Process

82 Mr. Kubler proposed a card implementation process as a means of authorizing visitors, a matter
83 the Board decided to have reviewed by Mr. Babbar for the next meeting.

84 E. Exhibit 15: Presentation of the Draft Proposed Budget for Fiscal Year 2020

85 The Board advised no changes to the proposed budget for Fiscal Year 2020, leaving the proposed
86 budget to be adopted at the Board meeting in July.

87 **SEVENTH ORDER OF BUSINESS – Staff Reports**

88 A. District Manager

89 There being none, the next item followed.

90 B. Maintenance Supervisor

91 There being none, the next item followed.

92 **EIGHTH ORDER OF BUSINESS – Supervisors Requests**

93 There being none, the next item followed.

94 **NINTH ORDER OF BUSINESS – Adjournment**

95 Mr. Fleteau asked for final questions, comments, or corrections before adjourning the meeting.
96 There being none, Mr. Levy made a motion to adjourn the meeting.


97 On a MOTION by Mr. Levy, SECONDED by Mr. Fleteau, WITH ALL IN FAVOR, the Board adjourned
98 the meeting for the Ballantrae Community Development District.

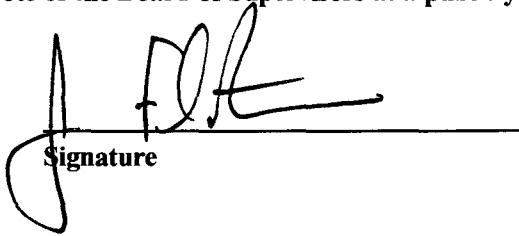
99 **BALLANTRAE EXPENDITURE APPROVALS FOR THE MONTH OF APRIL 2019**

Line Item No.	Line Title	Description	Vendor	Amount
42	Electric Street Lighting	Entrance Light Proposal	Himes Electrical Service, Inc.	NTE \$8,797.00
60	Irrigation Repairs and Maintenance	Yellowstone Irrigation Proposal	Yellowstone	\$569.20
119	Asset Reserve	Erosion Control Proposal	Bio Mass Tech	\$4,384.00

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

105 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
106 meeting held on 5-22-19.

107 
Signature


Signature

108 Lore Yziva
Printed Name

James Flateau
Printed Name

109
110 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman