

1 **MINUTES OF MEETING**
2 **BALLANTRAE**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development
6 District was held on Wednesday, May 22, 2019 at 6:30 p.m. at Ballantrae Community Center, 17611
7 Mentmore Boulevard, Land O' Lakes, Florida 34638.

8
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, DPFM Management & Consulting LLC
19 Lore Yeira	District Manager, DPFM Management & Consulting LLC
20 Garry Kubler	Maintenance Supervisor
21 Brian Mahar	Account Manager, Yellowstone
22 Tony Smith	Account Manager, American Ecosystems

23
24 *The following is a summary of the discussions and actions taken at the May 22, 2019 Ballantrae CDD*
25 *Board of Supervisors Regular Meeting.*

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

28 There being none, the next item followed.

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

30 A. District Counsel

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

32 Mr. Mahar delivered the Yellowstone Maintenance Report, wherein he notified the Board of the
33 reseeding program taking place between early to mid-June. Bahia Grass will be allowed to grow un-
34 mowed until seeds have developed along Ballantrae, Mentmore, and ponds. Grass will then be mowed to
35 generate new growth. The process will be repeated two or three times. There is no charge associated with
36 this process due to the lack of mowing of the area to allow the germination of the Bahia Grass seeds.

37 Finally, Mr. Mahar updated the Board on a well currently in construction. The well's depth is
38 measured at a reduced 240 feet and billed in the amount of \$12,400.00, a net savings in comparison to the
39 previous not to exceed amount of \$14,000.00. Presently, the construction is planned for completion by
40 May 24, 2019.

- 41 ➤ Exhibit 2: Ratification of Yellowstone Irrigation Proposal - \$1,105.33. this bid is to repair
42 irrigation system damage caused by Infratech, which has already agreed to reimburse the
43 CDD with the full cost.

44 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board ratified the
45 Yellowstone Irrigation Proposal in the amount of \$1,105.33-for the Ballantrae Community Development
46 District.

- 47 ➤ Consideration and Approval of Yellowstone Proposal #14826 – Summer Annual Installation -
48 \$3,402.00

49 On a MOTION by Mr. Levy, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board approved
50 Yellowstone Proposal #14826, Summer Annual Installation, in the amount of \$3,402.00, from line 57, for
51 the Ballantrae Community Development District.

- 52 ➤ Consideration and Approval of Yellowstone Proposal #14832 – Gold Cypress Mulch -
53 \$15,750.00

54 On a MOTION by Mr. Levy, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board approved
55 Yellowstone Proposal #14832, Gold Cypress Mulch, in the amount of \$15,750.00, from line 57, for the
56 Ballantrae Community Development District.

57 C. DPFPG Field Operations Report

- 58 ➤ Exhibit 3: May Operations Report & Grade Sheet
59 ➤ Exhibit 4: May Score Card
60 ➤ Exhibit 5: May Pond Report

61 In reference to the Board's concerns with Ayshire Pond's appearance, Ms. Yeira will pursue
62 a proposal from Genesis to improve the appearance of the Ayrshire pond (pond #30) to bring to the next
63 meeting.

64 D. Engineer Report – Stantec

65 E. Exhibit 6: Pond Manager – American Ecosystems

66 Mr. Smith delivered his Pond Manager Report to the Board where, in response to the report
67 provided, Ms. Yeira will contact field technicians to check the status of algae in currently affected ponds
68 as a means of keeping Mr. Smith up to date on the algae issue.

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

70 A. Exhibit 7: Approval of Minutes of April 24, 2019 Meeting

71 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
72 the minutes of the Board of Supervisors Regular Meeting held on April 24, 2019 for the Ballantrae
73 Community Development District.

74 B. Exhibit 8: Acceptance of the Unaudited April 2019 Financial Statement

75 Upon receiving the Unaudited April 2019 Financial Statement, Mr. Levy requested clarification
76 of the variances in a new column for future statements.

77 On a MOTION by Mr. Milano, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board accepted
78 the April 2019 Unaudited Financial Statements for the Ballantrae Community Development District.

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

80 A. Exhibit 9: Consideration and Approval of the Himes Electrical Service, Inc. Electrical Services
81 Agreement

82 Upon review of the Himes Electrical Services Agreement, the Board determined that Himes
83 Electrical Service, Inc. and Yellowstone should coordinate their schedules and begin services at the same
84 time. Discussion ensued.

85 On a MOTION by Mr. Bobick, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board approved
86 the Himes Electrical Service, Inc. Electrical Services Agreement in substantial form, subject to changes
87 from discussion regarding warranty and time limits, for the Ballantrae Community Development District.

88 B. Discussion of Authorization for Visitors Card Implementation Process

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

90 A. Exhibit 10: Presentation & Discussion of the FY 2020 Proposed Budget

91 B. Exhibit 11: Consideration and Adoption of Resolution 2019-03 Adopting the Proposed FY 2019-
92 2020 Budget and Setting the Public Hearing

93 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board adopted
94 Resolution 2019-03 Adopting the Proposed FY 2019-2020 Budget and Setting the Public Hearing for July
95 24, 2019 at 6:30 p.m. for the Ballantrae Community Development District.

96 C. Exhibit 12: Presentation & Acceptance of the Pasco County Supervisor of Elections Registered
97 Voter – 1,659

98 D. Exhibit 13: Presentation of the Road to ADA Compliance

99 Ms. Comings-Thibault delivered details of the Road to ADA Compliance Presentation, wherein
100 the Board expressed the necessity of incorporating stylistic differences of their current website into the
101 Campus Suite template website. Additionally, the Board inquired as to exactly which pages needed to be
102 remediated, which is approximately 960 pages. Finally, the Board requested an example of the Ballantrae
103 CDD webpage for Mr. Flateau to review and inquired as to whether they could request a custom webpage
104 and the cost of a custom webpage for the Ballantrae CDD. Discussion ensued.

105 E. Exhibit 14: Presentation of GNP Services Arbitrage Report

106 On a MOTION by Mr. Levy, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board accepted
107 the GNP Services Arbitrage Report for the Ballantrae Community Development District.

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

109 A. District Manager

110 > Exhibit 15: Update on Dani Dance Insurance

111 B. Maintenance Supervisor

112 Mr. Cooper presented details of his report, noting that Fitness 320 will host classes at 6 am and
113 9:30 am, a change from the previously offered 10 am to 9:30 am class.

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

115 Mr. Milano suggested pool monitors to watch out for behavior issues, including those who might
116 involve alcohol.

117 **NINTH ORDER OF BUSINESS – Adjournment**

118 Mr. Flateau asked for final questions, comments, or corrections before adjourning the meeting.
119 There being none, Mr. Levy made a motion to adjourn the meeting.

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

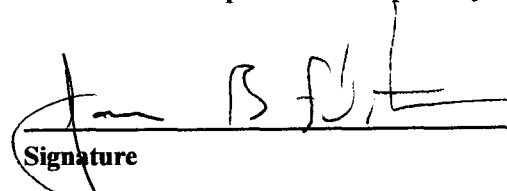
Line Item No.	Line Title	Description	Vendor	Amount
57	Landscape Secondary Contract	Summer Annual Installation	Yellowstone	\$3,402.00
57	Landscape Secondary Contract	Gold Cypress Mulch	Yellowstone	\$15,750.00

122
123 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
124 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
125 *including the testimony and evidence upon which such appeal is to be based.*

126
127 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
128 meeting held on 6-27-19.

129

Signature


Signature

130
Love Yeira
Printed Name

Printed Name

131
132 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman