

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, July 24, 2019 at 6:30 p.m. at Ballantrae Community Center, 17611
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 Christopher Milano	Board Supervisor, Assistant Secretary

16 Also present were:

17 Lore Yeira	District Manager, DPFG Management & Consulting LLC
18 Patricia Comings-Thibault	District Manager, DPFG Management & Consulting LLC
19 Garry Kubler	Maintenance Supervisor

20
21 *The following is a summary of the discussions and actions taken at the July 24, 2019 Ballantrae CDD*
22 *Board of Supervisors Regular Meeting.*

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

24 There being none, the next item followed.

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

26 A. District Counsel

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

28 A representative of Yellowstone delivered the Yellowstone Maintenance Report. Details of note
29 include: the need to de-weed the juniper beds on Giana Way, Ayrshire, Braemar, and Castleway due to
30 weeds, the noted presence of dead trees in the community, and ongoing lighting work covered by
31 Yellowstone. Upon discussion of dead trees in the community, Mr. Flateau requested a general
32 assessment of damaged trees and a proposal to address them.

33 C. DPFG Field Operations Report

34 The Board reviewed the DPFG Field Operations Report wherein Mr. Flateau requested Ms.
35 Comings-Thibault speak with Duke Energy to complete their work towards restoration of areas.

36 ➤ Exhibit 1: July Operations Report

37 Upon review of the July Operations Report, Mr. Flateau requested that the photos in the
38 Operations Report have a location description where service is needed.

39 ➤ Exhibit 2: July Score Card

40 Upon review of the July Score Card, Mr. Flateau requested a correction to the July Score
41 Card, noting that the score summary pages do not go to the maximum score of 155.

42 ➤ Exhibit 3: July Grade Sheet

43 D. Engineer Report – Stantec

44 There being none, the next item followed.

45 E. Pond Manager – American Ecosystems

46 ➤ Exhibit 5: Pond Report 06-07-2019

47 ➤ Exhibit 6: Pond Report 06-26-2019

48 The Board reviewed the American Ecosystems Pond Report, with Mr. Flateau noting that
49 Pond 30 needs to have its smell and appearance addressed, recommending an assessment of the pond and
50 determination of appropriate preemptive legal actions necessary for a proposal in August.

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

52 A. Exhibit 7: Approval of the Minutes of the June 26, 2019 Meeting

53 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
54 the Minutes of the Board of Supervisors Regular Meeting held on June 26, 2019 for the Ballantrae
55 Community Development District.

56 B. Exhibit 8: Acceptance of the Unaudited June 2019 Financial Statements

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

59 **FIFTH ORDER OF BUSINESS – Business Matters – OLD**

60 A. Exhibit 9: Review of the accepted and Processed Sheriff’s Trespassing Renewal Agreement

61 The Board reviewed the Sheriff’s Trespassing Renewal Agreement wherein Mr. Flateau
62 requested that Mr. Kubler’s information is changed to Ms. Yeira’s information before resubmission.
63 Additionally, Mr. Flateau requested the attachment of all three property maps to the Trespassing Renewal
64 Agreement.

65 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
66 the revised Trespassing Renewal Agreement for the Ballantrae Community Development District.

67 Following discussion of the Trespassing Renewal Agreement, the Board discussed affairs related
68 to the ADA compliance and redevelopment of the Ballantrae CDD website. It is expected to launch by
69 October 2019.

70 **SIXTH ORDER OF BUSINESS – Business Matters – NEW**

71 A. Fiscal Year 2019-2020 Budget Public Hearing

72 1. Open Public Hearing

73 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
74 the opening of the Fiscal Year 2019-2020 Budget Public Hearing to the public for the Ballantrae
75 Community Development District.

76 2. Exhibit 10: Budget Presentation

77 Ms. Comings-Thibault delivered the Budget Presentation to the Board wherein Mr. Flateau
78 requested the removal of Mr. Steve White's name from the vendor column of Line 12 and the change of
79 Line 21 financial statement category to the firm's name of Straley Robin Vericker.

80 3. Public Comments

81 There being none, the next item followed.

82 4. Close Public Hearing

83 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
84 the closure of the Fiscal Year 2019-2020 Budget Public Hearing to the public for the Ballantrae
85 Community Development District.

86 B. Exhibit 11: Consideration and Adoption of Resolution 2019-04 Adopting the Fiscal Year 2019-
87 2020 Budget

88 On a MOTION by Mr. Milano, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board adopted
89 Resolution 2019-04 Adopting the Fiscal Year 2019-2020 Budget for the Ballantrae Community
90 Development District.

91 C. Exhibit 12: Consideration and Adoption of Resolution 2019-05 Levying O-M Assessments for
92 FY 2019-2020 Budget

93 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board adopted
94 Resolution 2019-05 Levying O-M Assessments for FY 2019-2020 Budget for the Ballantrae Community
95 Development District.

96 D. Exhibit 13: Ratification of Vertex Water Feature Fountain Repair and Invoice

97 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board ratified
98 the Vertex Water Feature Fountain Repair and Invoice for the Ballantrae Community Development
99 District.

100 E. Exhibit 14: Ratification of Aquatic Technology Pool Lift Receipt and Invoice

101 On a MOTION by Mr. Milano, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board ratified
102 the Aquatic Technology Pool Lift Receipt and Invoice for the Ballantrae Community Development
103 District.

104 F. Exhibit 15: Discussion of Spectrum Service, Upgrading Internet Speed and Removing FAX Line

105 The Board discussed various upgrades to Ballantrae CDD's Spectrum Service Contract, with Mr.
106 Flateau suggested the removal of the fax line, keeping both phone lines, and upgrading internet speeds to
107 400 Mbps.

108 On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved
109 the Spectrum Service Contract for the Ballantrae Community Development District.

110 Following the previous motion, the Board discussed vehicle break-ins within Ballantrae and
111 being unable to provide video proof of these incidents due to aging camera malfunctions. Mr. Flateau
112 requested 3 to 4 proposals for camera systems to replace the inoperable cameras, insisting vendors assess
113 the current system and detail an adequate replacement or possible upgrades/add-ons.

114 G. Exhibit 16: Discussion of Resident Seats for 2020 Election

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

116 A. District Manager

117 There being none, the next item followed.

118 B. Maintenance Supervisor

119 There being none, the next item followed.

120 **EIGHTH ORDER OF BUSINESS – Supervisor Requests**

121 Mr. Flateau inquired as to whether the SWFWMD petition for irrigation variance has been filed
122 and requested that Infratech complete their unfinished projects.

123 Mr. Milano notified the Board of the inoperable vending machines wherein Mr. Flateau suggested
124 investigating neighboring vending machine operators to replace the current Ballantrae operator.

125 **NINTH ORDER OF BUSINESS – Adjournment**

126 Mr. Flateau asked for final questions, comments, or corrections before adjourning the meeting.
127 There being none, Mr. Milano made a motion to adjourn the meeting.

128 On a MOTION by Mr. Milano, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board
129 adjourned the meeting for the Ballantrae Community Development District.

Line Item No.	Line Title	Description	Vendor	Amount
Line 89	Pool/Fountain/Splash Pad Maintenance	Vertex Water Feature Fountain Repair and Invoice	Vertex Water Features	\$107.00
Line 95	Clubhouse Miscellaneous	Aquatic Technology Pool Lift Receipt and Invoice	Aquatic Technology, Inc.	\$2,088.52

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 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
134 meeting held on 8-28-19.

135 

Signature

Lore Yeira

Printed Name



Signature

James Flateau

Printed Name

136 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman