

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, August 28, 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 Christopher Milano	Board Supervisor, Assistant Secretary
16 Tony Thomas	Board Supervisor, Assistant Secretary

17 Also present were:

18 Lore Yeira	District Manager, DPFM Management & Consulting LLC
19 Garry Kubler	Maintenance Supervisor

20  
21 *The following is a summary of the discussions and actions taken at the August 28, 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 None

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

- 29 ➤ Exhibit 2: Ratification of Yellowstone Proposal #25249 Ponds 12 & 14 Repair for  
30 \$827.25

31 On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board ratified  
32 the Yellowstone Proposal #25249 Ponds 12 & 14 Repair for \$827.25 for the Ballantrae Community  
33 Development District.

- 34  
35 ➤ Exhibit 3: Consideration and Approval of Yellowstone Proposal #26245 Community  
36 Pond Tree Removal \$ 2,036.88  
37

38 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved  
39 the Yellowstone Proposal #26245 Community Pond Tree Removal for \$2,036.88 for the Ballantrae  
40 Community Development District.

41 ➤ Consideration and Approval of Yellowstone Playground Mulch Proposal for \$2,140.00

42 On a MOTION by Mr. Levy, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board ratified  
43 the Yellowstone Playground Mulch Proposal for \$2,140.00 for the Ballantrae Community Development  
44 District.

45  
46 C. Exhibit 4: Engineer Report - Whitaker Contracting Corp. Proposal Clubhouse Pavement Repair for  
47 \$14,132.40

48 This item was tabled

49 D. Pond Manager – American Ecosystems

50 ➤ Exhibit 5: Pond Report 07-12-2019

51 ➤ Exhibit 6: Pond Report 07-19-2019

52 The Board reviewed the American Ecosystems Pond Report, and requested proposals for  
53 pond maintenance for the next meeting.

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

55 A. Exhibit 7: Approval of the Minutes of the July 24, 2019 Meeting

56 Mr. Fleteau requested correction be made on line 29 changed to “de-weeded”

57 On a MOTION by Mr. Levy, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board approved  
58 the Minutes of the Board of Supervisors Regular Meeting held on July 24, 2019, as amended, for the  
59 Ballantrae Community Development District.

60 B. Exhibit 8: Acceptance of the Unaudited July 2019 Financial Statements

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

63  
64 C. Exhibit 9: Consideration and Adoption of Resolution 2019-06 for Fiscal Year 2020  
65 Designating Dates, Time and Location for Regular Meetings

66 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board adopted  
67 Resolution 2019-06 for Fiscal Year 2020 Designating Dates, Times, and Location for Regular Meetings  
68 for the Ballantrae Community Development District.

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

70 A. Exhibit 10: SWFWMD Petition for Variance Update

71 B. Exhibit 11: Corrected Ballantrae Trespassing Agreement

72 On a MOTION by Mr. Levy, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board approved  
73 the corrected Ballantrae Trespassing Agreement for the Ballantrae Community Development District.

74 C. Consideration and Approval of New Ballantrae Website

75 On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved  
76 the new Ballantrae Website, subject to approved changes by Mr. Flateau and Ms. Yeira to go live when  
77 ready, for the Ballantrae Community Development District.

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

79 A. Consideration and Approval of Security Camera Proposals

80 ➤ Exhibit 12: CISTECH Total \$40,783.14

81 ➤ Exhibit 13: DSCI Proposal #1 Total \$22,794.00

82 ➤ Exhibit 14: DSCI Proposal #2 Total \$25,899.00

83 The Board requested that the proposal be down sized to 1k or 1080 (less resolution) and  
84 downsize the monitor.

85 ➤ Exhibit 15: Securiteam Total \$23,054.00

86 ➤ Exhibit 16: Synergy Total \$30,368.34

87 Discussion ensued.

88 B. Exhibit 17: Consideration and Approval of Illuminations Holiday Lighting Proposal for  
89 \$18,050.00

90 This item is to be charged to FY 2019-2020 Budget and will take effect after October. 1<sup>st</sup>. Mr.  
91 Flateau requested that Tim Gay refrain from starting work until October 2<sup>nd</sup>. Lights can be turned  
92 on November 29<sup>th</sup> and removed on January 12, 2020.

93 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved  
94 the Illuminations Holiday Lighting Proposal for \$18,050.00 for the Ballantrae Community Development  
95 District.

96 C. Exhibit 18: Consideration and Approval of Securiteam Service Call Invoice for \$148.75

97 On a MOTION by Mr. Bobick, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board  
98 approved the Securiteam Service Call Invoice for \$148.75 for the Ballantrae Community Development  
99 District.

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

101 A. District Manager

102 Ms. Yeira gave an update on pond 30.

103 B. Maintenance Supervisor

104 ➤ 320 Fitness Approval – September, October, November 2019

105 On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved  
106 the 320 Fitness Approval – September, October, November 2019 for the Ballantrae Community  
107 Development District.

108 ➤ Girl Scouts Approval – 5 Continued Meeting Dates

109

110 On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved  
111 the Girl Scouts Meeting Dates for the Ballantrae Community Development District.

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

113 None

114 **NINTH ORDER OF BUSINESS – Adjournment**

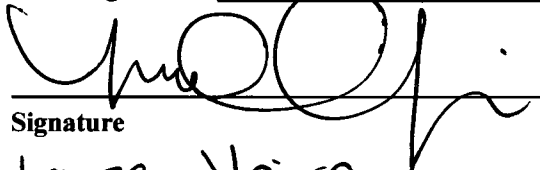
115 Mr. Flateau asked for final questions, comments, or corrections before adjourning the meeting.  
116 There being none, Mr. Levy made a motion to adjourn the meeting.

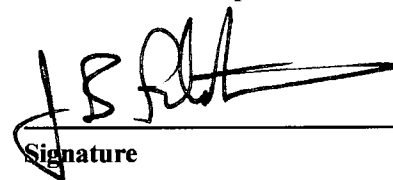
117 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board adjourned  
118 the meeting for the Ballantrae Community Development District.

Line Item No.	Line Title	Description	Vendor	Amount
Line 61	Replace plants, mulch, and trees.	Ponds 12 & 14 Repair.	Yellowstone	\$827.25
Line 61	Replace plants, mulch, and trees.	Community Pond Tree Removal	Yellowstone	\$2,036.88
Line 61	Replace plants, mulch, and trees.	Playground Mulch	Yellowstone	\$2,140.00
Line 106	O & M Contingency	Securiteam Service Call Invoice	Securiteam	\$148.75

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

122 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
123 meeting held on 9-25-19.

124   
Signature  
Lore Yeira  
Printed Name

  
Signature  
Jim Flateau  
Printed Name

125 Title:  Secretary  Assistant Secretary

Title:  Chairman  Vice Chairman