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***BALLANTRAE
COMMUNITY DEVELOPMENT
DISTRICT***

Agenda Package

***Board of Supervisors
Emergency Meeting***

Date & Time:

***Monday
May 11, 2020
6:00 pm***

Location:

***Zoom Conference Call
Audio Only***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Ballantrae Community Development District

Development Planning and Financing Group

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Lake Mary FL 32746
321-263-0132 Ext. 4205

15310 Amberly Drive, Suite 175
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813-374-9105

Board of Supervisors
Ballantrae Community Development District

Dear Board Members:

An emergency Meeting of the Board of Supervisors of the Ballantrae Community Development District is scheduled for **Monday, May 11, 2020 at 6:00 p.m.** via **Zoom Conference Call – Audio Only.**

Due to current issues related to COVID-19, the Florida Governor released Executive Order 20-69 which allows governmental public meetings and required quorums to be completed via telephone conference. In respect of current social distancing recommendations this meeting will be conducted via telephone in order to protect the health and safety of the public. Both members of the board and the public may join this meeting via telephone as follows:

Call in phone number: 929-205-6099
Meeting ID: 844 4815 7269
Password: 430395

The advanced copy of the agenda for the emergency meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present their reports at the meeting. If you have any questions, please contact me

Sincerely,

Patricia Comings-Thibault
Patricia Comings -Thibault
District Manager

District: **BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**

Date of Emergency

Meeting: Monday, May 11, 2020

Time: 6:00 PM

Location: Via Electronic Teleconference
Due to COVID 19
Per Gov Exec Order 20-69

Dial-in Number: 929-205-6099

Meeting ID: 844-4815-7269

Agenda

I. Roll Call

II. Audience Comments

**III. Emergency Discussion of Resident Safety and Amenities
Reopening**

A. Lakeshore Ranch Proposed Opening Example

Exhibit 1

B. Discussion Point for Ballantrae Re-opening

Exhibit 2

IV. Supervisors Requests

V. Audience Comments

VI. Adjournment

Exhibit 1

Lakeshore Ranch Community Development District

PHASE 1 – RE-OPENING OF FACILITIES

The Lakeshore Ranch CDD staff is actively monitoring the outbreak of the 2019 COVID-19 pandemic and the impact to our District amenities. We are working closely with the Chairman of the Board, legal counsel, our insurer and VESTA (the District's amenity Management Company) as well as following guidelines from local, state and federal authorities as well as the Center for Disease Control and Prevention (CDC) and the Florida Department of Health.

In consideration of Governor DeSantis' executive Order 20-112 outlining the State of Florida's 3-Phase Plan for recovery, we are providing the District Board of Supervisors the following proposed Lakeshore Ranch Community Development District ("District") Phase 1 Reopening Plan.

Phase 1 Amenities:

Until further notice the following amenities (only) will be opening on Tuesday, May 12th, for limited hours of operation and **by reservation only**. Until further notice, all amenities are for resident/annual pass holders use only. Initial reservations **must be** accompanied by a liability waiver attached.

Reservations

Reservation information will be available on Friday by close of business and we anticipate the reservation system to be up for booking by Saturday, May 9th. All time period reservations will be on a first come first serve basis. District staff will not make any reservations on behalf of a patron nor settle disputes between patrons as to any reservations.

Amenity Center

- a. The amenity center will remain closed however amenity staff are available by appointment only during the hours of 10 am – 4 pm.

Tennis

- a. Tennis will be available between the hours of 10 am until 6 pm, singles play only, in two-hour increments; 10 am – 12 pm, 1 pm – 3 pm, 4 pm – 6 pm. Only one court will be available for play.
- b. Courts are to be assigned under the name of one resident and listing all players during that hour reservation. Use of different individuals in the same group reserving the same court, hour after hour is not permitted.

Pool Facilities

- a. Beginning on Tuesday, May 12th, swimming will be available in the following increments for the registered hours of 10 am – 12 pm, 2 pm – 4 pm and 6 pm – 7 pm daily, except for future Mondays, to allow for additional cleaning.
- b. You will only be allowed to sign up for either the lap pool **OR** swim pool only. No kiddie pool at this time.
- c. Social distancing while in the pool should continue to be maintained. Parents are mandated to ensure that any children are maintaining social distancing and practicing appropriate behavior.
- d. Pool capacity will be limited to 25% of the maximum bathing load per pool.
- e. For any lane swimming, lanes will be limited to one person per lane only.

Lakeshore Ranch Community Development District

PHASE 1 – RE-OPENING OF FACILITIES

Pool Facilities (continued)

- f. Efforts will be made to utilize chairs to establish 6 - foot buffers so that social distancing will be maintained. Movement of the chairs from the marked location will not be tolerated. Tables can only be utilized by same family members.
- g. Swimmers and spa users who feel unwell should not use any public facilities and under no circumstances spit or blow their noses in the water.
- h. The District will have the entire pool area chlorine pressure washed before the opening of the facility and will sanitize all “high touch” areas of the pool such as ladders, chairs and hand rails after each swimming interval.

Closed Facilities

Until further notice the following amenities will remain closed in accordance with previous decisions by the District:

- a. Fitness Center, Basketball Courts, Gym and Playground(s), fishing docks, amphitheater, as well as all lifestyle programs and activities for the residents.
- b. We will post all applicable CDC and Florida Department of Health Guidelines for safe workplaces, and public health notices required or recommended. These notices shall be laminated and affixed to highly visible areas, in every room and common space, at every entrance and exit and in every restroom.

Phase 2 Amenities:

Phase 2 will begin as approved by local, state and federal guidelines and criteria. Some of the criteria that will be taken into consideration will include limited group exposure and high interaction with other persons. As to these activities and operating procedures, we will provide additional detail as to the phase 2 opening plan at a future date and will keep you apprised of any additional information as it is made known to us.

Phase 3 Amenities

Phase 3 – Not anticipated to take effect until after the month of May (dependent on directives from local, state and federal guidelines and criteria). Phase 3 will include a full opening of the amenity facilities. However, it is not anticipated at this time that there will be any recreation sponsored gatherings in excess of 10 individuals in the initial opening of the facilities. We will provide additional detail as to the phase 3 plan at a future date

Violations of Facility Use During Phase 1 – 3

A violation of any of the guidelines set for these initial phases could result in the suspension of your amenity card and an immediate request to leave the facility. The Board will publicly make a decision as to the suspension of individual access cards for a violation of the following:

- a. Accessing facilities without a registration
- b. Accessing facilities without providing a liability form signed by the patron.
- c. Not practicing social distancing while on a tennis court or in the pool or pool deck
- d. Moving chairs and lounges off the indicated marks
- e. Rough interactive play
- f. Verbal abuse of staff at any time when asked to leave for a violation

Lakeshore Ranch Community Development District

PHASE 1 – RE-OPENING OF FACILITIES

The Board of Supervisors and District staff are aware that these are unprecedented times and that the mandates laid out above can impact the movement of residents in the community and the use of our beautiful facilities and we greatly appreciate your understanding of the matter and your strict adherence to the guidelines set forth.

Should you have any additional questions please reach out to the Clubhouse staff – 813-388-6839.

Exhibit 2

Discussion points for planning reopening of Ballantrae CDD amenities

As federal and state officials try to balance the dual goals of maintaining public safety along with restoration of the economy, they have left Florida’s roughly 550 CDDs to make their own decisions on protecting the health of people while on CDD property.

Neither the state or county have included guidance specifically for CDDs in the orders they’ve issued in the battle against the COVID-19 virus.

For the safety of Ballantrae residents, the CDD Board closed all CDD amenities at the same time as states and federal authorities began battling COVID-19 by issuing stay-at-home orders, closing non-essential businesses and sites, and banning non-essential travel. Our amenities remain closed as do those of most CDDs in Pasco.

As explained below, the CDD will decide, based upon President Trump’s guidelines and Gov. DeSantis’ executive orders, when and how amenities will reopen – and if they reopen with shorter hours or special conditions to promote safety.

Some 1.2 million people have been infected nationwide with the disease and 71,122 have died as of May 6. Florida has seen 38,002 cases and 1,539 deaths. Pasco has suffered 285 cases and nine deaths. In Land O’ Lakes, there have been 47 cases through May 6. All of those numbers continue to increase.

The virus has thus far led US unemployment to rise to 33 million workers, the highest number since the Great Depression in the 1930s, devastating businesses and laid off workers and their families. The negative impact on the national economy is counted in the trillions of dollars.

As they look to restart the economy, some states are overlooking the guidelines set by President Trump and the CDC: that non-essential businesses and other sites not reopen until states see 14 consecutive days of a downward trajectory in cases or in positive tests.

The chart at right shows positive tests in Pasco have declined on 12 of 14 consecutive days. That suggests Pasco is approaching the President’s goal.

Gov. DeSantis issued Executive Order No. 20-112 effective May 4 that authorized a Phase One reopening of some businesses, non-essential shops and other sites and public grounds.

Many medical experts say it is too soon – fearing opening up, while the number of new cases is still increasing, could lead to a faster climb in new positive cases – and many more deaths – across the state.

Gov. DeSantis responded that Floridians and the economy need the boost this Order provides. He said he will review its impact and make any needed adjustment before implementing his second phase.

The public, including the CDD Board, must wait a few weeks to see the initial effects of Phase One.

Pasco Cases/Test Administered					
Date	Pasco Cases	Total Tests Administered	Percent Positive Cases	Change in Percent	Change from prior Day
4-20	207	4279	4.8376%	-0.0434%	2
4-21	211	4337	4.8651%	0.0275%	4
4-22	218	4438	4.9121%	0.0470%	7
*4-23	221	4504	4.9067%	-0.0054%	3
4-24	229	4794	4.7768%	-0.1299%	8
4-25	233	4961	4.6966%	-0.0802%	4
4-26	232	5065	4.5805%	-0.1162%	-1
4-27	237	5192	4.5647%	-0.0157%	5
4-28	239	5274	4.5317%	-0.0331%	2
4-29	241	5378	4.4812%	-0.0504%	2
4-30	249	5522	4.5092%	0.0280%	8
5-1	252	5675	4.4405%	-0.0687%	3
5-2	275	5814	4.7300%	0.2894%	23
5-3	278	6136	4.5306%	-0.1993%	3
5-4	282	6592	4.2779%	-0.2527%	4
5-5	284	6927	4.0999%	-0.1780%	2
5-6	285	7065	4.0340%	-0.0659%	1
5-7	289	7172	4.0296%	-0.0044%	4

RED indicates that there was a positive change in the percent of positive test results over total tests administered.

* date indicates the row of data from 14 days ago.

This DPF table uses the COVID-19 Daily Update documents provided by Florida’s Division of Emergency Management, which can all be found archived here: <https://floridadisaster.org/covid19/covid-19-data-reports/>

The Board has heard from residents who want society to return to normal so they can find jobs and relieve cabin fever stress. Board members have also heard from residents who want to wait – they fear the spread of the disease if amenities are reopened too soon.

The CDD Board believes its priority duty is to help contain the spread of the disease in Ballantrae.

The Board hopes the Governor’s Phase One will be successful, while the public adheres to hygiene and health precautions, leading to a reduction in the number of new cases and positive tests.

If that happens, the CDD can follow up under the Presidents guidelines and begin reopening amenities when the infection rate falls for 14 consecutive days.

The Governor has advised he will be reviewing the impact of Phase One in the next few weeks. The CDD can offer more information on how it will proceed when it hears from the Governor and reviews updated numbers on COVID-19 cases, test results and deaths at its next regular meeting on May 27.

In the meantime, the CDD Board of Supervisors voted x-x at a May 11 emergency public meeting that the guidelines set by the President and CDC should prevail – and CDD amenities should open as the Governor’s actions reduce the COVID-19 threat to resident health and safety and that of their loved ones.