

# 5/28 update to attached plan and implementation of Ballantrae CDD amenity reopenings

The CDD Board voted at its May 27 meeting to allow Ballantrae residents to make first come, first serve reservations, up to a week in advance, to access the pool and tennis court that will reopen on Wednesday, June 3.

Pool capacity will be limited to groups of 37. Only family members will be allowed tennis double play.

The park field north of the park sidewalk also reopens June 3 for unreserved use from sunrise to sunset.

Remaining closed will be the clubhouse plus all amenities cordoned off with orange fencing south of the park sidewalk.

Pool and tennis court reservations must be made on the Ballantrae CDD home page at ballantraecdd.org by residents with their own active CDD-issued photo ID cards,

No one will be admitted to the pool or tennis court without a reservation.

More on the CDD reopening plan and its implementation can be found on the following pages.

Once reopening begins, it will be up to residents to show they will

follow reservation policies in order to keep the pool and tennis court open.

They must also observe CDC guidelines requiring social distancing of six feet and limiting gatherings to less than 10 people – both in the pool and on the deck.

Residents are reminded that COVID-19 is still rampaging through the nation. The partial reopening of Ballantrae facilities does not alter that reality.

The Ballantrae CDD is beginning the reopening of its amenities while many CDDs remain closed. Pools in state and county parks remain closed. They are all deciding how to reopen.

The Ballantrae CDD Board’s decision to reopen is based upon the guidelines issued by the federal Centers for Disease Control and Preparedness (CDC). Those guidelines say reopening can begin following a downward trajectory in the percentage of positive COVID-19 tests over a 14-day period.

As the chart below documents, the CDD Board exhibited an abundance of caution and due diligence in its

decision. It waited to act to ensure that the 14-day decline in guidelines was not just a “blip.”

This chart follows the state’s policy of reporting rates to the decimal tenth.

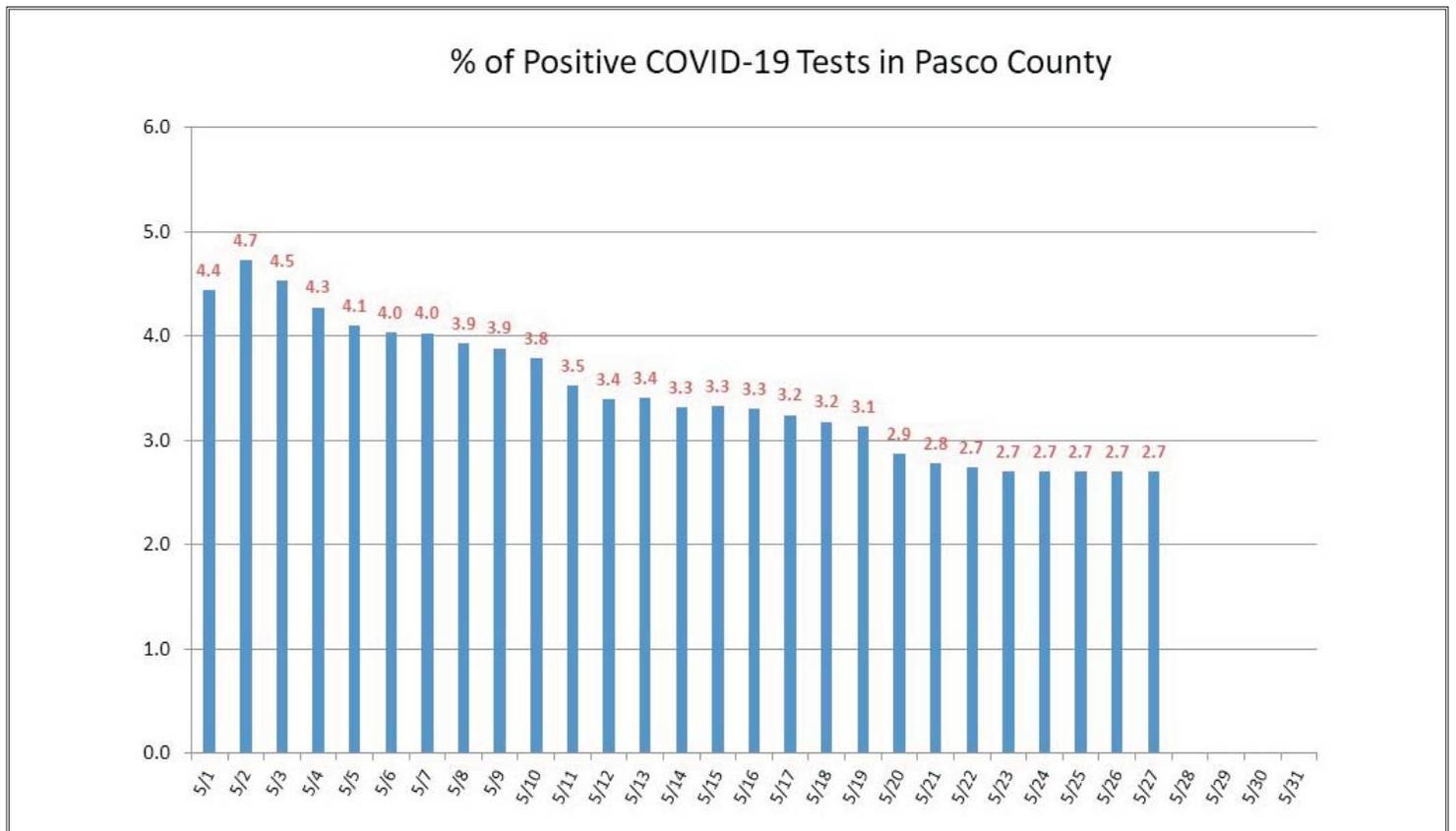
The CDD is taking all reasonable steps to protect residents – but it needs compliance to the rules by residents to make its plan work. The distancing and gathering guidelines are nationwide standards to help control the spread of the disease. They must be observed to keep Ballantrae amenities open.

The CDD Board also watched numbers in Hillsborough and Pinellas counties, where many Pasco residents travel to work each day and interact with its residents. Those two counties have shown a downward trajectory in positive test rates in recent weeks.

The CDD also monitored local new cases, which have been minimal.

Land O’ Lakes has shown an increase from 45 new cases on May 1 to 59 on May 27.

The 34638 ZIP code went from 16 new cases on May 1 to 28 on May 27.



# Ballantrae CDD adopts reopening plan, awaits conditions to implement it

The Ballantrae CDD Board of Supervisors on May 20 adopted the attached two-page plan for the first phase limited reopening of community amenities. How it will determine implementation is detailed below

State and county plans have mostly dealt with how government or businesses of various types can reopen in response to COVID-19. But neither have directly addressed reopenings of the 600 CDDs around the state, home to millions of Floridians. That means each CDD has to consider federal, state and county pronouncements for themselves. Each must then decide on its own if and when to reopen amenities and the rules under which they do so.

The state and counties send conflicting messages. They tell CDDs its their decision whether and when to reopen. But neither the state nor Pasco County have opened their pools as of this writing. And several state parks remain entirely closed.

Local jurisdictions have therefore begun acting on their own.

At least one Pasco CDD has announced on its website that its amenities will all simply remain closed “... until further guidance and recommendations are provided by local, state and federal governments ...”

The City of Tampa has chosen to reopen its pools – under a plan strikingly similar to Ballantrae’s. Tampa pools reopened for limited hours with requirements that reservations be made in advance. Also like Ballantrae’s plan, Tampa’s tennis courts are open, but basketball courts remain closed. Tampa is also keeping closed, like Ballantrae, its outdoor tables, playgrounds, volleyball courts, and splash pads.

While CDDs have received no direction in Pasco County, the state Health Department office in Pinellas County has issued an advisory to how community pools – like those operated by CDDs, HOAs and condo associations – may reopen if they so choose to do so.

The Ballantrae CDD has reviewed that Pinellas advisory, looking for advice. Both the Ballantrae Park and Straiton pools meet all its conditions, as does the Park splash pad. That isn’t surprising. Pasco Health’s most-recent semi-annual inspection of the three amenities was conducted on April 1. It showed they all surpassed state rules for operation and water quality. In effect, CDD maintenance staff is keeping them in a state of readiness to be reopened.

What determines readiness to reopen?

According to the federal Center for Disease Control (CDC), a state or region should only start to open up when it experiences either:

- a. A downward trajectory of documented cases within a 14-day period, or
- b. A downward trajectory of positive tests as a percent of total tests within a 14-day period.

How is that determined for CDDs, who have no way of knowing numbers for their communities?

The CDD Board noted at its meeting that statewide data is not useful because it is driven in large part by Miami-Dade, Broward and Palm Beach counties to the distant south, whose combined 6 million residents dwarf Pasco’s 554,000 population.

CDD Board members agreed at their meeting that they should instead look to the south at Hillsborough and Pinellas counties. Not only does its close by population of 2.5 million far surpass Pasco’s. But a large percentage of Pasco’s work force historically commutes to work in those counties on a daily basis. What contacts they make and their chances of infection in those two counties have a far greater impact on Pasco, and Ballantrae in particular, than what happens in the three large but distant southern counties.

The CDD Board’s DPGF district manager compiled charts from state data as shown on page 3 that track the new case and test result barometers set in the CDC guidelines.

While the chart shows new cases in Pasco in single digits, it also shows the number of cases continuing to rise in all three counties. It reminds us of the annual admonition about hurricanes: “it only takes one.” Only one COVID-19 case in Ballantrae could lead to more, especially if the asymptomatic person is active in our community.

“Pandemics,” one CDC official said, “do not respect political boundaries.” So it is not surprising all three counties saw increases in positive tests in the past two weeks on both the 13<sup>th</sup> and 15<sup>th</sup>. It should also be noted the number of new cases are still rising in all three counties. It is disturbing the new case numbers more than doubled between May 20-21.

In all three counties, it is a positive to see the constant increase in the number of tests being given.

It also shows all three counties have gone six days without an increase in positive test results – almost half-way to the CDC’s 14-day threshold for reopening.

The CDD Board also looks at the most localized numbers it can find affecting Ballantrae:

- a. Land O’ Lakes has seen 55 COVID-19 cases as of May 21, according to data in Commissioner Kathryn Starkey’s daily report. That’s compared to 53 in Dade City, 51 in Wesley Chapel and 45 in New Port Richey.
- b. Land O’ Lakes is comprised of three ZIP codes. Her report notes that in just 34638 alone, there were 23 cases confirmed as of May 21, third highest among 27 ZIP codes in Pasco County.

**Board members said they will take all these numbers into consideration in deciding when to start reopening amenities. They are watching to see if the six-day decline in positive test results continues to CDC’s 14-day trigger.**

Why is the Board tied to these numbers when many states, counties and cities are not honoring CDC guidelines? That’s because they are trying to balance their dual obligations of protecting the public and their economies by restoring closed businesses and lost jobs. CDDs have no internal economies that need protecting. State, county and city budgets, for example, are reliant upon the tax revenue they expected to receive all summer and well into the fall.

CDDs collected their revenues for the fiscal year by June. The Ballantrae CDD’s Operations & Maintenance Contingency Fund of \$42,053 can be used for any COVID-19 purpose, as can its Emergency Reserve of \$106,560.

That means the CDD’s plan to reopen can be based solely upon safeguarding and promoting the health of our residents. The Board knows there are many residents with cabin fever who want facilities reopened. Likewise, it is aware of residents who want amenities closed down until their opening won’t threaten their safety and health. Both claim they have “rights” on their side.

The Board members said they acknowledged and respected both positions, and all those in between.

The Board said it does not want to risk the premature opening of facilities that could spread the disease. The nightmare scenario would be if unknowingly asymptomatic Person A comes to the pool and spreads it to Person B, who spreads it at a party at a neighbor’s home. Person A does not have a “right,” even unknowingly, to infect others.

The CDD Board hopes the date it can authorize the phase one opening of amenities is close at hand. As a result, residents will notice plans anticipating the opening are visible in the park. As we prepare to open the pool, park field and tennis courts, the Board wants to remind residents of the areas still closed and not open for use, as described on the second page of the attached plan. Amenities closest to the parking lot have been cordoned off with orange fencing. The netting has been taken down at the volleyball and a tennis court and the swing sets are unusable. Chairs and tables have been removed from the pool deck to accommodate those residents bring in for their use at the pool.

Whether CDD facilities are open or closed, or wherever you travel outside of Ballantrae – please remember the two best weapons in fighting COVID-19 are in your choice to (1) observe social distancing and (2) avoid crowds of more than 10 people. Floridians chose to adopt those procedures even before they were requested by the Governor. That’s why when the disease hit Florida, the numbers infected were far lower than any forecast model predicted.

The same applies to Ballantrae. How well our residents observe those procedures and the opening and closing of our amenities will go a long way in determining the spread of the disease, its containment, and the reopening of amenities.

### Pasco Cases/Test Administered over the past 15 days

Date	Pasco Cases	Change in Cases	Total Tests	Positive Tests	Change in %
5-7	289	4	7172	4.0296%	-0.0044%
5-8	291	2	7396	3.9346%	-0.0950%
5-9	293	2	7542	3.8849%	-0.0496%
5-10	297	4	7841	3.7878%	-0.0971%
5-11	300	3	8515	3.5232%	-0.2646%
5-12	302	2	8902	3.3925%	-0.1307%
<b>5-13</b>	<b>306</b>	<b>4</b>	<b>8972</b>	<b>3.4106%</b>	<b>0.0181%</b>
5-14	308	2	9296	3.3133%	-0.0974%
<b>5-15</b>	<b>313</b>	<b>5</b>	<b>9395</b>	<b>3.3316%</b>	<b>0.0183%</b>
5-16	314	1	9514	3.3004%	-0.0312%
5-17	316	2	9738	3.2450%	-0.0554%
5-18	319	3	10033	3.1795%	-0.0655%
5-19	327	8	10451	3.1289%	-0.0506%
5-20	328	1	11429	2.8699%	-0.2590%
5-21	335	7	12029	2.7849%	-0.0850%

### Hillsborough Cases/Test Administered over the past 15 days

Date	Hillsborough Cases	Change in Cases	Total Tests	Positive Tests	Change in %
<b>5-7</b>	<b>1364</b>	<b>33</b>	<b>27283</b>	<b>4.9995%</b>	<b>0.0327%</b>
5-8	1371	7	28331	4.8392%	-0.1602%
5-9	1400	29	29427	4.7575%	-0.0817%
5-10	1432	32	30282	4.7289%	-0.0287%
5-11	1448	16	31767	4.5582%	-0.1707%
5-12	1473	25	34018	4.3301%	-0.2281%
<b>5-13</b>	<b>1494</b>	<b>21</b>	<b>34321</b>	<b>4.3530%</b>	<b>0.0230%</b>
5-14	1530	36	35249	4.3405%	-0.0125%
<b>5-15</b>	<b>1568</b>	<b>38</b>	<b>35681</b>	<b>4.3945%</b>	<b>0.0539%</b>
5-16	1585	17	36426	4.3513%	-0.0432%
5-17	1614	29	37406	4.3148%	-0.0365%
5-18	1653	39	38799	4.2604%	-0.0544%
5-19	1670	17	40736	4.0996%	-0.1609%
5-20	1703	33	43761	3.8916%	-0.2080%
5-21	1767	64	46059	3.8364%	-0.0552%

### Pinellas Cases/Test Administered over the past 15 days

Date	Pinellas Cases	Change in Cases	Total Tests	Positive Tests	Change in %
<b>5-7</b>	<b>820</b>	<b>19</b>	<b>17598</b>	<b>4.6596%</b>	<b>0.0218%</b>
5-8	828	8	18509	4.4735%	-0.1861%
5-9	848	20	18961	4.4723%	-0.0012%
5-10	861	13	19757	4.3579%	-0.1144%
5-11	876	15	20999	4.1716%	-0.1863%
5-12	909	33	22255	4.0845%	-0.0872%
<b>5-13</b>	<b>923</b>	<b>14</b>	<b>22522</b>	<b>4.0982%</b>	<b>0.0137%</b>
<b>5-14</b>	<b>962</b>	<b>39</b>	<b>23458</b>	<b>4.1009%</b>	<b>0.0027%</b>
<b>5-15</b>	<b>997</b>	<b>35</b>	<b>23624</b>	<b>4.2203%</b>	<b>0.1193%</b>
5-16	1008	11	24434	4.1254%	-0.0949%
5-17	1022	14	25201	4.0554%	-0.0700%
5-18	1051	29	26565	3.9563%	-0.0991%
5-19	1062	11	27906	3.8056%	-0.1507%
5-20	1075	13	31087	3.4580%	-0.3476%
5-21	1109	34	32332	3.4300%	-0.0280%

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

# **Ballantrae Community Development District**

## **Plan for partial reopening of amenities**

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The Ballantrae CDD Board of Supervisors approved this plan on May 20, 2020 for the limited reopening on June 3 of the Ballantrae Park pool and one tennis court – both on a reservation basis – as well as a portion of the Park field. No reservations are needed for use of the limited portion of the Park. Details on making pool and tennis reservations and use of each amenity are presented below.

This plan for the partial reopening of CDD amenities is consistent with applicable Executive Orders issued by Gov. Ron DeSantis to begin the state’s recovery from COVID-19. This plan will be updated, and more amenities will open, as the Board considers future Orders and COVID-19 data.

In the meantime, the Board’s plan also observes guidelines from the federal Center for Disease Control and Prevention (CDC) and the Florida Department of Health. The Board continues to coordinate efforts with its maintenance staff, district manager, legal counsel, and insurer.

### **Making reservations for Park Pool and/or Tennis Courts**

- The online form to access, fill out and submit pool and tennis court reservations can be found on the CDD homepage at [ballantraecdd.org](http://ballantraecdd.org).
- Weekday reservations can be made for either the pool or tennis courts for these time sessions: 3-4:30 p.m., 4:45-6:15 p.m. or 6:30-8 p.m.
- Weekend/holiday reservations can be made for either the pool or tennis courts for these time sessions: noon-1:45 p.m., 2-3:45 p.m., 4-5:45 p.m. or 6-7:45 p.m.
- Reservations will be accepted on a first come, first serve basis from residents who have their own active CDD-issued personal photo ID swipe cards. Nonresidents with active care giver or visitor access may also make reservations.
- When making reservations, cardholder must give their name and those of all guests. (Cardholder name plus three named guest equals four named reservations.)
- Residents may not reserve, for the same group, more than one pool or more than one tennis session on any one day.
- Reservations can be made up to a week in advance.
- Residents must have their CDD-issued photo ID swipe cards in their possession when they come to use the pool or tennis courts.
- Minors cannot bring guests to either location. Adults are limited to four guests at the pool or at the tennis court. Guests must depart no later than when the reserving cardholder does.
- At session end, everyone at the pool exits using rear gate to right of gazebo, to maintain social distance from next group entering simultaneously through the front clubhouse gate.

### **Use of Park Pool**

- Bring a chair if you wish to have some place to sit at the pool. All District deck chairs and tables were removed so that maintenance staff is not required to sanitize them all after each session.
- Maintenance staff has marked large “X’s” on the pool deck that show where chairs are to be placed. Unmarked areas signify six-foot open areas that must be maintained between chairs.
- Pool reservations will be limited to 37 people per session – the maximum number of chairs that can be accommodated on the pool deck at six-foot intervals. That equals 25% of pool capacity.
- The District will have the pool deck chlorine-washed each day before opening the pool. It will sanitize all “high touch” areas of the pool such as ladders and handrails after each session.
- The splash pad will be unlocked by staff solely for use by those persons with disabilities.
- Social distance of six feet and gatherings limited to 10 people must be maintained EXCEPT that adults and minors of the same household may sit closer, as they routinely do at home.
- Supervisory adults must ensure their guests maintain social distance of six feet from all non-household persons, obey the limit of 10 on gathering size and practice appropriate behavior.
- All grills at the pool will be closed. No cooking or BBQing will be allowed.

### Use of Tennis Courts

- a. Play will be limited to singles EXCEPT doubles will be allowed if all four players are members of the same household.

### Use of Park Field

- a. The area of Ballantrae Park north of the sidewalk that runs east-west behind the tennis courts and pool will be open for unreserved use from sunrise to sunset.
- b. The park can be accessed either from Ballantrae Blvd. or the sidewalk that begins in the clubhouse parking lot west of the volleyball court.
- c. Users of the park must also abide by the six-foot social distancing rule and the limit of 10 people in any public gathering.

### Closed Facilities

Until further notice the following amenities will remain closed. They are expected to be reopened consistent with Executive Orders issued by the Governor:

- a. The clubhouse is closed because fewer than a half-dozen rentals a year meet the maximum capacity now allowed of gatherings of no more than 10 people. Maintenance staff is still working and can be reached at (813) 345-8565 or at ballantrae2@tampabay.rr.com. Staff is working 8 a.m. to 4 p.m. daily, but their duties often require their absence from the clubhouse most of the day. Leave phone or email messages for staff to reach you.
- b. The Straiton pool remains closed because 25% usage of its 30-person capacity would limit sessions to just eight people at a time – but cost nearly as much to open as the much larger Park pool. And historically, the usage rate of this pool has been low. Straiton residents can, of course, use the Park pool with their own CDD-issued personal ID swipe cards.
- c. In the Park, closed are the basketball and volleyball courts, children's playground, swing sets, park tables and all seating. Those amenities tend to attract contact, proximity and/or group sizes that may contribute to the spread of COVID-19.

### Let's work together ... for our future

*The CDD Board wants to make our plea to residents as simple as possible in these challenging days:*

*Please, follow the rules!*

*And we know most residents will. You have shown a high degree of support and understanding since we first closed all amenities in March. You understood our goal: to help protect your health and safety and that of your family and friends. You have been patient waiting for us to be able to start reopening. We appreciate that.*

*As we slowly reopen your amenities, we have tried to add as few new rules as possible; we intend to enforce them fairly and reasonably. If we find a policy or rule that can be improved upon, we will.*

*To keep these amenities open – and open more as soon as we can -- we need everyone's cooperation. If the rules are not followed, we may have to close even these few reopened amenities.*

*Residents know the rules are posted at the clubhouse. You know that breaking them can lead to suspension of your photo ID swipe card and revocation of your access. Please do not force us to do that.*

**Your cooperation will help us to keep these amenities open. Please help us to reopen them all!**