

1 **MINUTES OF MEETING**

2 **BALLANTRAE**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development
5 District was held on Wednesday, June 24, 2020 at 6:30 p.m. via electronic teleconference due to COVID-
6 19, per Governor’s Executive Order 20-69.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. Fleteau called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 James Fleteau	Board Supervisor, Chairman
11 Steve Bobick	Board Supervisor, Assistant Secretary
12 Tony Thomas	Board Supervisor, Assistant Secretary
13 Chris Milano	Board Supervisor, Assistant Secretary

14 Also present were:

15 Patricia Thibault	District Manager, DPFM Management & Consulting
16 Teeanna Kamalu	Associate Manager, DPFM Management & Consulting
17 Garry Kubler	Maintenance Supervisor

18 *The following is a summary of the discussions and actions taken at the June 24, 2020 Ballantrae CDD*
19 *Board of Supervisors Emergency Meeting.*

20 **SECOND ORDER OF BUSINESS – Audience Comments**

21 There being none, the next item followed.

22 **THIRD ORDER OF BUSINESS – Discussion of Resident Safety and Amenities Reopening**

23 Ms. Thibault gave an overview of the mask order under effect for Pasco County. Mr. Fleteau
24 noted measures currently being taken with amenities, particularly with the pool, and expressed
25 concerns regarding the upward trajectory in cases in Pasco and surrounding counties, advising
26 generally against opening further amenities per CDC guidelines. Mr. Fleteau recalled opening the
27 pool for swim times prior to 3 p.m., upon resident suggestions. Discussion ensued.

28 **FOURTH ORDER OF BUSINESS – Professional Reports**

29 A. District Counsel

30 B. Exhibit 1: Yellowstone Landscape Maintenance Report – June 15, 2020

31 ➤ Exhibit 2: Consideration of Yellowstone Proposals

32 — Summer Annuals Installation Proposal - \$3,757.38

33 Mr. Fleteau advised, per direction at a previous meeting, that annuals were a line
34 item in the budget and did not need to come before the Board for approval.

35 On a MOTION by Mr. Milano, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board
36 approved the Yellowstone Annual Bed Soil Replenishment Proposal, in the amount of \$301.38, for the
37 Ballantrae Community Development District.

38 — Main Line Repair Proposal - \$145.98

39 On a MOTION by Mr. Bobick, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board
40 approved the Yellowstone Main Line Repair Proposal, in the amount of \$145.98, for the Ballantrae
41 Community Development District.

42 C. DPFPG Operations Report

43 ➤ Exhibit 3: June Field Report

44 ➤ Exhibit 4: June Pond Report

45 Mr. Flateau requested clarification as to the extent and nature of growth on ponds.

46 Mr. Flateau discussed issues with trees in an invasive zone, and discussion ensued.

47 On a MOTION by Mr. Bobick, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board
48 approved for Mr. Mahar to perform a study on the trees behind residential homes with calculations for
49 stump grinding, to bring back to the next meeting, for the Ballantrae Community Development District.

50 D. Engineer's Report

51 E. American Ecosystems Pond Reports

52 ➤ Exhibit 5: Treatment Report for May 29, 2020

53 ➤ Exhibit 6: Treatment Report for June 12, 2020

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

55 A. Exhibit 7: Consideration of the Regular Meeting Minutes – May 27, 2020

56 On a MOTION by Mr. Bobick, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board
57 approved the May 27, 2020 regular meeting minutes, for the Ballantrae Community Development
58 District.

59 B. Exhibit 8: Acceptance of the Unaudited May Financial Statements

60 On a MOTION by Mr. Milano, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board
61 accepted the Unaudited May Financial Statements, for the Ballantrae Community Development District.

62 **SIXTH ORDER OF BUSINESS – Business Matters**

63 A. New Business

64 ➤ Exhibit 9: Consideration of LED Pool Lights Proposals

65 — GPS Pools Inc. - \$1,225.23

66 — GPS Pools Inc. - \$4,702.75

67 — The Pool Doctor - \$6,350.00

68 — The Pool Doctor - \$7,400.00

69 Mr. Flateau asked whether the proposals were a necessary action to take, and Mr. Kubler
70 noted chlorine leaking into the lights. Mr. Flateau requested clarification as to the scope
71 of what each of the proposals entailed. Mr. Kubler fielded a number of questions from
72 Supervisors regarding the light replacements, with Mr. Kubler speaking repeatedly in
73 favor of the first GPS Pools Inc. proposal.

74 On a MOTION by Mr. Bobick, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board
75 approved the GPS Pools Inc. LED Pool Lights Proposal, in the amount of \$1,225.23, for the Ballantrae
76 Community Development District.

77 ➤ Exhibit 10: Consideration of The Pool Doctor Splash Pad Repair Proposal - \$9,360.00
78 Mr. Flateau expressed concerns with the amount of repairs the vendor had needed to
79 conduct on the splash pad they had installed, and asked whether the District Engineer
80 could be consulted with. Discussion ensued. This item was tabled to the next meeting,
81 following the Chair's requests for a memo from the vendor detailing the issues with the
82 splash pad, the correct way for a permanent fix, and information on the warranty.

83 B. Old Business

84 ➤ Exhibit 11: Ratification of Himes Electrical Service, Inc. Braemar Landscape Light
85 Repair Proposal - \$194.00

86 On a MOTION by Mr. Bobick, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board
87 approved the ratification of the Himes Electrical Service, Inc. Braemar Landscape Light Repair Proposal,
88 in the amount of \$194.00, for the Ballantrae Community Development District.

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

90 A. District Manager

91 ➤ Exhibit 12: DPFG District Management Agreement First Addendum
92 Mr. Flateau recommended a change to the termination clause where District Counsel
93 would write the letter of termination, and for Exhibit A to be part of the contract.

94 On a MOTION by Mr. Bobick, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board
95 approved the DPFG District Management Agreement First Addendum, as amended, for the Ballantrae
96 Community Development District.

97 Ms. Thibault noted that the Executive Order allowing for telephonic meetings had been
98 extended through July 31, and anticipated a July telephonic meeting for the District Board.

99 B. Maintenance Supervisor

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

101 There being none, the next item followed.

102 **NINTH ORDER OF BUSINESS – Audience Comments on Other Items**

103 There being none, the next item followed.

104 **TENTH ORDER OF BUSINESS – Adjournment**

105 Mr. Flateau asked for final questions, comments, or corrections before requesting a motion to
106 adjourn the meeting. There being none, Mr. Thomas made a motion to adjourn the meeting.

107 On a MOTION by Mr. Thomas, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board
108 adjourned the meeting for the Ballantrae Community Development District.

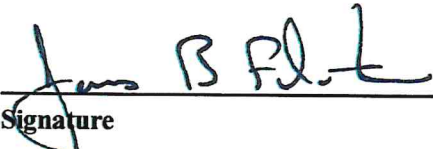
109 **BALLANTRAE EXPENDITURE APPROVALS FOR THE MONTH OF JUNE 2020**

Line Item No.	Line Title	Description	Vendor	Amount
Line 62	Irrigation Repairs and Maintenance	Main Line Repair Proposal	Yellowstone Landscape	\$145.98
Line 64	Sod & Seed Replacement	Annual Bed Soil Replenishment	Yellowstone Landscape	\$301.38
Line 74	Street/Decorative Light Maintenance	Braemar Landscape Light Repair	Himes Electrical Service, Inc.	\$194.00
Line 91	Pool/Fountain/Splash Pad Maintenance	LED Pool Lights	GPS Pools Inc.	\$1,225.23

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

113 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
114 **meeting held on _____.**

115 
Signature


Signature

116 _____
Printed Name

Printed Name

117
118 **Title:** Secretary Assistant Secretary

Title: Chairman Vice Chairman