

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, February 26, 2020 at 6:30 p.m. at Ballantrae Community Center, 17611
6 Mentmore Blvd., Land O' Lakes, Florida 34638.

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

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

9 Present and constituting a quorum were:

10	James Flateau	Board Supervisor, Chairman
11	Richard Levy	Board Supervisor, Vice Chairman
12	Steve Bobick (<i>joined in progress</i>)	Board Supervisor, Assistant Secretary
13	Tony Thomas	Board Supervisor, Assistant Secretary
14	Chris Milano	Board Supervisor, Assistant Secretary

15 Also present were:

16	Patricia Thibault	District Manager, DPFG Management & Consulting
17	Lore Yeira	District Manager, DPFG Management & Consulting
18	Teeanna Kamalu	DPFG Management & Consulting
19	Vivek Babbar	District Counsel, Straley Robin Vericker
20	Tonja Stewart	District Engineer, Stantec
21	Garry Kubler	Maintenance Supervisor
22	Joel Provenzano	Access Permit Manager, Florida Department of
23		Transportation
24	Brian Mahar	Yellowstone

25 *The following is a summary of the discussions and actions taken at the February 26, 2020 Ballantrae*
26 *CDD Board of Supervisors Regular Meeting.*

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

28 A resident stated interest in establishing a regularly-meeting crafts club. The resident also noted
29 that a container was on a resident's driveway on Duke Firth that made it difficult to view past the
30 bend. Mr. Flateau advised the resident to consult with Ballantrae HOA.

31 **THIRD ORDER OF BUSINESS – Presentation by FDOT on Exit Turning Lanes on SR 54**

32 Mr. Provenzano gave an overview of the exit turning lanes for reducing delay and responses from
33 the developer paying for the improvements. Discussion ensued.

34 The Board opted to delay the turn lane decision until determining costs of the center median and
35 the developer creating plans amenable to the Board.

36 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
37 the rescindment of the January 22, 2020 motion recommending a one turn lane, for the Ballantrae
38 Community Development District.

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

40 A. District Counsel

41 Mr. Babbar noted that the quit claim deed included the reservation of easement. Ms. Stewart
42 advised that fees for the paperwork amounted to \$575.00 per legal description, for a total amount
43 of approximately \$11,000.00. Mr. Flateau suggested that the District fund Straiton’s legal fees.

44 On a MOTION by Mr. Levy, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board approved
45 the authorization for the Chair to execute the quit claim deed and reservation of easement in substantial
46 form, with the District bearing the cost of the legal documents, in the amount of \$11,000.00, for the
47 Ballantrae Community Development District.

48 Mr. Babbar gave an overview of the options for the District to start on the clubhouse project.

49 Mr. Babbar noted the removal of the newspaper notice requirement for Board meetings. Mr.
50 Babbar advised that published agenda packages only required items to be voted on.

51 B. Exhibit 1: Yellowstone Landscape Maintenance Report

52 C. Exhibit 2: Yellowstone Irrigation Report

53 ➤ Exhibit 3: Proposal #49379 Braemar Median Car Damage repair for \$1,039.00

54 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
55 the Braemar Median Car Damage Repair Proposal, in the amount of \$1,039.00, for the Ballantrae
56 Community Development District.

57 ➤ Exhibit 4: Proposal #46097 Ayrshire Controller Irrigation Labor for \$1,185.80

58 Mr. Milano made a motion removing the listed irrigation labor amount of \$118.30 from
59 the proposal, resulting in a final revised total in the amount of \$1,067.50.

60 On a MOTION by Mr. Milano, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board
61 approved the Ayrshire Controller Irrigation Labor Proposal, in an amount not to exceed \$1,067.50, for the
62 Ballantrae Community Development District.

63 ➤ Exhibit 5: Proposal #49974 Spring Annual Rotation for \$3,561.48

64 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
65 the Spring Annual Rotation Proposal, in the amount of \$3,561.48, for the Ballantrae Community
66 Development District.

67 D. DPGF Operations Report

68 ➤ Exhibit 6: February Field Report

69 ➤ Exhibit 7: February Pond Report

70 E. Engineers Report

71 F. American Ecosystems Pond Report

72 ➤ Exhibit 8: Treatment Report for January 9, 2020

73 ➤ Exhibit 8: Treatment Report for January 15, 2020

74 ➤ Exhibit 8: Treatment Report for January 29, 2020

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

76 A. Exhibit 9: Consideration of **Resolution 2020-02**, General Election

77 On a MOTION by Mr. Bobick, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board
78 adopted **Resolution 2020-02**, Setting the General Election for the Ballantrae Community Development
79 District.

80 B. Exhibit 10: Consideration of the Regular Meeting Minutes – January 22, 2020

81 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
82 the Regular Meeting Minutes from January 22, 2020, for the Ballantrae Community Development
83 District.

84 C. Exhibit 11: Acceptance of the Unaudited January 2020 Financial Statements

85 On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board accepted
86 the Unaudited January 2020 Financial Statements for the Ballantrae Community Development District.

87 D. Consideration to Move the CDD Board Meeting on Wednesday July 22nd to Wednesday July 29th

88 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
89 the Rescheduling of the CDD Board Meeting from Wednesday, July 22, 2020, to Wednesday, July 29,
90 2020, for the Ballantrae Community Development District.

91 **SIXTH ORDER OF BUSINESS – Business Matters – New**

92 Mr. Flateau noted a request from the Ballantrae HOA for a 48-foot trailer from Goodwill for the
93 garage sale scheduled for April 11. The Board provided consensus in approval for the request,
94 and Mr. Flateau directed Board members to discuss insurance matters with Mr. Eckstein.

95 **SEVENTH ORDER OF BUSINESS – Business Matters – Old**

96 ➤ Transfer of Parcels to Straiton

97 ➤ Discussion of Dani Dance Class Changes

98 Mr. Kubler noted that Dancing With Miss Dani LLC, was now charging for dance
99 classes. The Board requested that the charges be adjusted to the nonresident rates, and
100 that a sign-in sheet be implemented to determine dance class attendance.

101 **EIGHTH ORDER OF BUSINESS – Staff Reports**

102 A. District Manager

103 There being none, the next item followed.

104 B. Maintenance Supervisor

105 Mr. Kubler informed the Board that two balance valves for water were to be replaced, and that he
106 had also acquired paint for the basketball courts.

107 **NINTH ORDER OF BUSINESS – Supervisors Requests**

108 There being none, the next item followed.

109 **TENTH ORDER OF BUSINESS – Audience Comments**

110 There being none, the next item followed.

111 **ELEVENTH ORDER OF BUSINESS – Adjournment**

112 Mr. Plateau asked for final questions, comments, or corrections before requesting a motion to
113 adjourn the meeting. There being none, Mr. Levy made a motion to adjourn the meeting.

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

116 **BALLANTRAE EXPENDITURE APPROVALS FOR THE MONTH OF FEBRUARY 2020**

Line Item No.	Line Title	Description	Vendor	Amount
Line 21	District Engineer	Legal documents for quit claim deed and reservation of easement	Stantec	\$11,000.00
Line 68	Field Miscellaneous (Inclusive of Trapper)	Proposal #49379 – Braemar Median Car Damage Repair	Yellowstone Landscape	\$1,039.00
Line 62	Irrigation Repairs and Maintenance	Invoice #46097 – Ayrshire Controller	Yellowstone Landscape	<i>Not to exceed</i> \$1,067.50
Line 58	Landscape – Secondary Contracts	Invoice #49974 – 2020 Spring Annual Rotation	Yellowstone Landscape	\$3,561.48

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

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

122

Signature

Signature

123

Printed Name

Printed Name

124 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**