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**MINUTES OF MEETING
BALLANTRAE
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development District was held on Monday, December 4, 2017 at 6:30 p.m. at the Ballantrae Community Center, 17611 Mentmore Boulevard, Land O' Lakes, Florida, 34638.

FIRST ORDER OF BUSINESS – Roll Call

Mr. Flateau called the meeting to order.

Present and constituting a quorum were:

James Flateau	Board Supervisor, Chairman
Richard Levy	Board Supervisor, Vice Chairman
Steve Bobick	Board Supervisor, Assistant Secretary
Christopher Milano	Board Supervisor, Assistant Secretary
Tony Thomas	Board Supervisor, Assistant Secretary

Also present were:

Paul Cusmano	District Manager, DPGF
Bill Fletcher	Maintenance Supervisor
Brian Mahar	Account Manager, Yellowstone

The following is a summary of the discussions and actions taken at the December 4, 2017 Ballantrae CDD Meeting.

SECOND ORDER OF BUSINESS – Audience Comments and Questions on Agenda Items

Resident mentioned the lights came out good.

THIRD ORDER OF BUSINESS – Staff Reports

A. District Counsel

There being none, next item followed.

B. Landscaping

1. Yellowstone - Maintenance Report

Mr. Cusmano mentioned that there was an item to be discussed.

Mr. Flateau stated that a well motor in the Mentmore area needs to be replaced.

On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved expending \$5,066.67 from line item #60 Irrigation Repair to pay for a new well motor at Mentmore Boulevard north of Ayrshire Boulevard, for the Ballantrae Community Development District.

C. DPGF Field Report

Mr. Cusmano presented the DPGF Field Report stating that Mr. Mahar, Ms. Stewart, Mr. Comings and he did a walk-through of the property and Mr. Mahar expanded on the Field Report. Discussion ensued.

42 **1. November Operations Report**

43 Mr. Cusmano presented the November Operations Report and asked for any comments or
44 questions.

45 **2. November Grade Sheet**

46 Mr. Cusmano presented the November Grade Sheet and asked for comments and
47 questions.

48 **3. November Score Card**

49 Mr. Cusmano presented the November Score Card and asked for comments or questions.

50 **D. District Manager**

51 **1. LLS Tax Solutions Engagement Letter**

52 Mr. Cusmano presented the LLS Tax Solutions Engagement Letter and answered all
53 questions and comments. Mr. Flateau stated he will not approve the letter and asked Mr.
54 Cusmano and Mr. Vivek to look into the LLS Tax Letter, and wanted to know from Mr.
55 Vivek if it is mandatory or optional.

56 Discussion ensued.

57 **E. District Engineer**

58 There being none, next item followed.

59 **F. Pond Manager**

60 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
61 to install Aerator in the pond for \$800 for the Ballantrae Community Development District.

62
63 **FOURTH ORDER OF BUSINESS – Administrative Matters**

64 **A. Approval of Minutes of November 6, 2017 Meeting**

65 Mr. Flateau stated that line 32 should be changed to M.E.S and was requested to find out what
66 the acronym meant as well as the issues related to it. On line 68, \$10,000 will be taken out from
67 line item 105 and on line 84 needs to be corrected.

68 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board accepted
69 the Minutes of November 6, 2017 Meeting with the Chairman’s approval for the Ballantrae Community
70 Development District.

71
72 **B. Acceptance of October 2017 Financial Statements**

73 Mr. Cusmano presented the October 2017 Financial Statements and asked for any comments or
74 questions. Mr. Flateau requested line items be put on the general fund financials as promised by
75 DPFG.

76 Discussion ensued.

77 *Tabled to next meeting.*

78 **FIFTH ORDER OF BUSINESS – Business Matters**

79 **A. Old Business**

80 Mr. Flateau opened the floor for any old business. Mr. Levy asked about the check from UPS.
81 Mr. Flateau requested to send UPS a letter asking them to pay back the money they owe from
82 2016.

83 Mr. Flateau stated the regular meeting will be held on January 8th and the Audit workshop will be
84 on January 11th both at 6:30 pm.

85 Mr. Flateau asked Mr. Fletcher how much it would be to take down off the play area. Mr.
86 Fletcher said he went ahead and took off himself for \$129. Mr. Flateau suggested taking a look at
87 other vendors to repair or replace the shade cover as well as looking at what it would cost to have
88 someone come out to check out the pole and take it down.

89 Discussion ensued.

90 **B. New Business**

91 Mr. Flateau opened the floor for any New Business matters. Mr. Flateau asked if Gary's salary
92 was increased.

93 On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved
94 Gary's salary increase for the Ballantrae Community Development District.

96
97 **SIXTH ORDER OF BUSINESS –Staff Reports**

98 **A Maintenance Supervisor**

99 There being none, next item followed.

100 **B. District Manager**

101 **1. Walk-Around Pond Report**

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

103 A resident mentioned the colors of the walls are fading and asked about possibly getting them re-
104 done.

105 Discussion ensued.

106 **EIGHTH ORDER OF BUSINESS - Supervisor Comments and Requests**

107 A Board member asked when it was possible to start power washing the roofs. The Board agreed
108 to have this done in March. Mr. Cusmano requested H2O Pools to get the job done in March and
109 Mr. Flateau asked for their asking price for the job and from other vendors.

110 A board Member requested to give Gary and Bill a Christmas Bonus in recognition of their hard
111 work.

112 On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved
113 to give Gary and Bill a Christmas Bonus in recognition of their hard work, this pay will be taken from
114 Clubhouse Miscellaneous line item 93 for the Ballantrae Community Development District.
115

116 Discussion ensued.

117 **NINTH ORDER OF BUSINESS – Adjournment**

118 On a MOTION by Mr. Levy, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board
119 adjourned the meeting for the Ballantrae Community Development District.
120


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

124 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
125 noticed meeting held on Jun 9, 2017.

126
127 
128 Signature

129
130 Paul A Cusmano
131 Printed Name

132 Title: Secretary Assistant Secretary
133
134

126
127 
128 Signature

129
130 JAMES B FLATEAU
131 Printed Name

132 Title: Vice Chairman Chairman
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