

1 **MINUTES OF MEETING**
2 **BALLANTRAE**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development
6 District was held on Wednesday, December 18, 2019 at 6:30 p.m. at Ballantrae Community Center,
7 17611 Mentmore Blvd., Land O' Lakes, Florida 34638.

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

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

11 Present and constituting a quorum were:

12	Jim Fleteau	Board Supervisor, Chairman
13	Richard Levy <i>(joined in progress)</i>	Board Supervisor, Vice Chairman
14	Steve Bobick	Board Supervisor, Assistant Secretary
15	Chris Milano	Board Supervisor, Assistant Secretary
16	Tony Thomas	Board Supervisor, Assistant Secretary

17 Also present were:

18	Lore Yeira	District Manager, DPGF Management & Consulting, I.L.C.
19	Patricia Thibault	District Manager, DPGF Management & Consulting, LLC.
20	Garry Kubler	Maintenance Supervisor
21	Tonja Stewart <i>(joined in progress)</i>	District Engineer
22	Brian Mahar	Yellowstone

23 *The following is a summary of the discussions and actions taken at the December 18, 2019 Ballantrae*
24 *CDD Board of Supervisors Regular Meeting.*

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

26 There being none, next item followed.

27 **THIRD ORDER OF BUSINESS – Professional Reports**

28 A. District Counsel

29 There being none, next item followed.

30 B. Exhibit 1: Yellowstone Landscape Maintenance Report

- 31 ➤ Exhibit 2: Approval of Yellowstone Invoice #70532 for \$715.23

32 This item was tabled for the following meeting, pending a follow-up and update from
33 DPGF as to the invoice chargeback.

34 C. DPGF Operations Report

- 35 ➤ Exhibit 3: December Field Report

- 36 ➤ Exhibit 4: December Pond Report

37 D. Engineers Report

38 E. Exhibit 5: American Ecosystems Pond Report

- 39 ➤ Treatment Report for 11-12-19

- 40 > Treatment Report for 11-13-19
- 41 > Treatment Report for 11-26-19

42 **FOURTH ORDER OF BUSINESS – Administrative Matters**

43 A. Exhibit 6: Consideration of the Regular Meeting Minutes – November 20, 2019

44 Mr. Flateau commented that mentions of expenses in motions should additionally include
45 descriptions of what the expenses are intended for, pointing to lines 37 and 39 of the November
46 20 Regular Meeting Minutes in particular. Mr. Flateau also noted that the table of expenditures at
47 the end of the Minutes did not align with the fiscal year budget in either line item or line title.

48 On a MOTION by Mr. Bobick, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board
49 approved the Regular Meeting Minutes from November 20, 2019, as amended for line items, line titles,
50 and description of invoices, for the Ballantrae Community Development District.

51 B. Exhibit 7: Consideration of the Audit Meeting Minutes – November 20, 2019

52 On a MOTION by Mr. Bobick, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board
53 approved the Audit Meeting Minutes from November 20, 2019, for the Ballantrae Community
54 Development District.

55 C. Exhibit 8: Acceptance of the Unaudited November 2019 Financial Statements

56 Mr. Flateau raised a question regarding disbursement of IRS funds to Ballantrae CDD. Ms.
57 Thibault clarified that this was due to overpaid taxes on the part of the district. Mr. Flateau noted
58 that he wished to look into the 941 further.

59 On a MOTION by Mr. Bobick, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board
60 accepted the Unaudited November 2019 Financial Statements for the Ballantrae Community
61 Development District.

62 D. Exhibit 9: Presentation of the FY 2019 Rollover (*to be distributed*)

63 Ms. Thibault summarized the Resolution as involving the rollover amount of the prior fiscal year,
64 in the amount of \$187,919.00. This amount was slated to Line 108 of the amended budget, for the
65 Operations & Maintenance (O&M) Contingency item, resulting in an amended value of
66 \$229,972.00. Ms. Thibault speculated that this amount may have been advanced primarily
67 through the 4% tax break not being utilized by all residents.

68 Mr. Flateau discussed the positive differences between years and between districts that likely
69 accounted for the rollover and gave positive comments towards the Board overall. Mr. Flateau
70 commented that the rollover was slated to the Operations & Maintenance Contingency due to its
71 versatility in use for the community.

72 On a MOTION by Mr. Milano, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board adopted
73 Resolution 2020-01, Amending the General Fund Budget for Fiscal Year Beginning 10-1-2019 and
74 Ending 9-30-2020, for the Ballantrae Community Development District.

75 **FIFTH ORDER OF BUSINESS – Business Matters – New**

76 There being none, next item followed.

77 **SIXTH ORDER OF BUSINESS – Business Matters – Old**

78 There being none, next item followed.

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

80 A. District Manager

81 There being none, next item followed.

82 B. Maintenance Supervisor

83 There being none, next item followed.

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

85 Mr. Flateau noted the previously discussed easement to be granted to Straiton.

86 On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved
87 granting an easement to Straiton for the existing parking lot, for the Ballantrae Community Development
88 District.

89 The Board requested that Ms. Stewart collaborate with district counsel Mr. Vivek Babbar in
90 creating a document for description on property triangles to existing parking lot at Straiton.

91 **NINTH ORDER OF BUSINESS – Audience Comments**

92 There being none, next item followed.

93 **TENTH ORDER OF BUSINESS – Adjournment**

94 Mr. Flateau asked for final questions, comments, or corrections before requesting a motion for
95 adjournment of the meeting. There being none, Mr. Levy made a motion to adjourn the meeting.

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

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

101 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
102 **meeting held on 1-22-20.**

103 
Signature


Signature

104 Love Yeira.
Printed Name

Richard Levy
Printed Name

105
106 **Title:** Secretary Assistant Secretary

Title: Chairman Vice Chairman