

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, February 19, 2025

Time: 6:30 P.M.

Location: Ballantrae Community Center
17611 Mentmore Blvd.
Land O' Lakes, FL 34638

Zoom: [LINK](#)

Meeting ID: 931 4036 2196

Passcode: 966138

Call In: +1 3052241968

Agenda

For the full agenda packet, please contact Patricia@havenmgt.com

I. Call to Order / Roll Call

II. Audience Comments – (limited to 3 minutes per individual on agenda items)

III. Vendor & Professional Reports

A. Stantec – Project Manager Greg Woodcock

1. Status Update on Clubhouse Project

[**EXHIBIT 1**](#)

B. Steadfast Environmental Report

1. Conservation Area Inspection Report

[**EXHIBIT 2**](#)

2. Waterway Inspection Report

[**EXHIBIT 3**](#)

C. Steadfast Maintenance Division

1. Presentation & Discussion of Maintenance Report

[**EXHIBIT 4**](#)

2. Consideration of Steadfast Proposals:

- ❖ Installation of 1 Yard of Crushed Shell in the Pool Pump Area at the Townhomes - \$200

[**EXHIBIT 5A**](#)

- ❖ Leveling Beds at Clubhouse Pool and Replacement of Plant Material \$2,140

[**EXHIBIT 5B**](#)

D. Amenity & General Maintenance Manager

1. Presentation for Discussion Pools Draining Into Stormwater Ponds

[**EXHIBIT 6**](#)

2. Presentation of Amenity Center Report & Task List for Discussion

[**EXHIBIT 7**](#)

3. Consideration of Maintenance Proposals

❖ Florida Fountains & Equipment - \$3,587.40

[EXHIBIT 8A](#)

❖ Grill - \$149.99

[EXHIBIT 8B](#)

❖ Consideration of Florida Patio Furniture Proposal - \$1,801.70

[EXHIBIT 8C](#)

IV. Administrative Items

1. Consideration for Adoption Resolution 2026-04 , The Election of Board Members

[EXHIBIT 9](#)

2. Consideration for Acceptance: Minutes of the Regular Meeting of Board of Supervisors Held January 15, 2026

[EXHIBIT 10](#)

3. Consideration for Approval: The December 2025 Unaudited Financial Statements

[EXHIBIT 11](#)

4. Ratification of Settlement Agreement

[EXHIBIT 12](#)

5. Ratification of Fence Panel Replacement - \$400 – Court Project

[EXHIBIT 13](#)

6. Presentation of Ballantrae Approval Listing

[EXHIBIT 14](#)

7. Discussion of Amenity Access Card Issuance

[EXHIBIT 15](#)

V. District Manager

VI. Audience Comments New Business Items *(limited to 3 minutes per individual)*

VII. Supervisor Requests

VIII. Adjournment

EXHIBIT 1

[RETURN TO AGENDA](#)

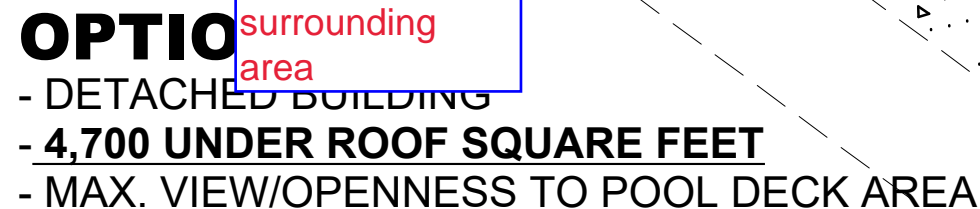


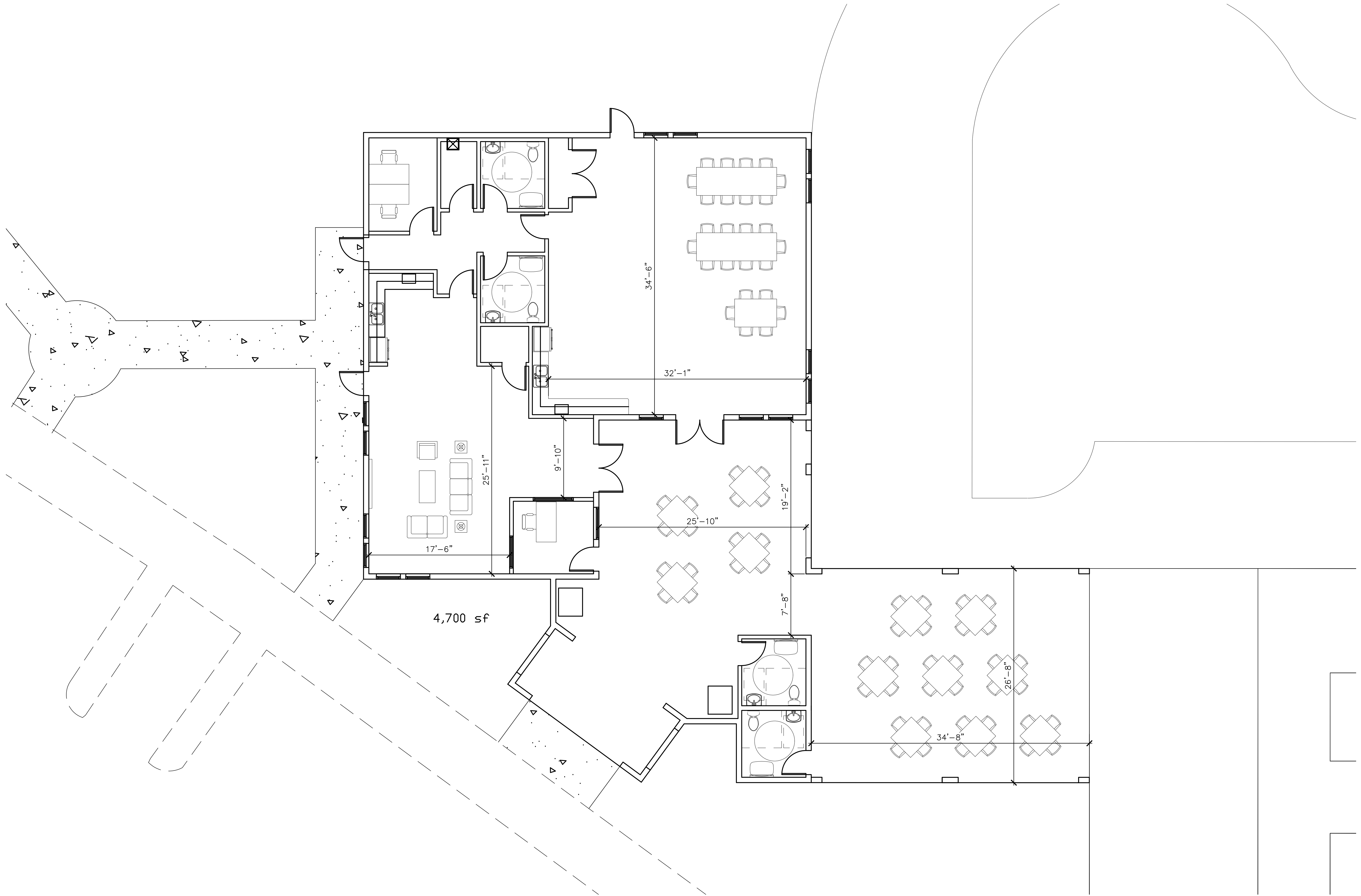
CONNECTION TO EXISTING BUILDING.

OPTION 1. REMOVE EXISTING WINDOW AND CONNECT TO BREEZEWAY WITH DOOR

OPTION 2. NO OPENING, SIMPLY CONNECTING ROOFS AND CREATING A COVERED SPACE BETWEEN RESTROOMS AND EXISTING BUILDING

				COMPUTED BY:		<div><div>777 S. Harbour Island Blvd., STE 600, Tampa, FL 33602 800.643.4336 • 813.223.9500 • F 813.223.0009 Stantec Consulting Services Inc. • Certificate of Authorization L.B.7868 • www.Stantec.com</div></div>	CLIENT:	DATE:	TITLE:	PROJECT NUMBER:			
				FIELD BOOK:							TASK:	CROSS REFERENCE:	
				CREW CHIEF:				PROJECT DATABASE(S)		HORIZONTAL SCALE: 1' = 20'	VERTICAL SCALE:	INDEX NUMBER:	
Δ REV. NO. REVISION DESCRIPTION				DRAWN BY / EMP. NO.									AMENITY CENTER EXPANSION
REV. DATE				DRAWN BY / EMP. NO.				SEC-TWP-RGE		DRAWN BY:			







Ballantrae Amenity Center Kickoff Meeting Notes:

Date: January 14, 2026

Attendees: Greg Woodcock, Stantec, Chris Milano, Supervisor, Diego Duaren, Sharp Design.

1. Greg Provided an overview of the status of the project.
2. Diego provided an overview of the building and design concept.
3. Chris provided the following feedback.
 - a. Front entry is currently non air conditioned. Prefer to walk into a conditioned space (lobby) not an un-airconditioned space.
 - b. Restroom doors should swing in the same direction.
 - c. Additional storage for maintenance office.
 - d. Additional space for storage near meeting room.
 - e. Shower for maintenance staff.
 - f. Fridge, microwave and fridge/freezer only in kitchen.
 - g. Audio/Video with screen for use during meetings.
 - h. Vaulted ceilings were possible.
 - i. Currently 2 air conditioning units are planned for space and will be located at the back northwest corner of the building.



		Budget Amount	Notes
Current Budget for Amenity Center Expansion		\$1,109,672	
Building Square Footage (2-3-2026)		4,700	
Cost Per Square Foot (\$300)		\$1,410,000	
Cost Per Square Foot (\$250)		\$1,175,000	
Site Development Costs		\$200,000	
Building/Site Construction Costs (\$300)		\$1,610,000	
Building/Site Construction Costs (\$250)		\$1,375,000	
Engineering		\$35,430	
Architecture		\$42,440	
Permit Fees (Allowance)		\$10,000	
Interior Furnishings (Allowance)		\$20,000	
Total Costs (\$300)		\$1,717,870	
Total Costs (\$250)		\$1,482,870	

EXHIBIT 2

[RETURN TO AGENDA](#)



Ballantrae CDD Conservation Areas

Inspection Date:

2/10/2026 11:20 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

All nuisance vegetation in the buffer is decayed from treatment or freeze damage. Low-lying growth (turf grass) has started to move in. Treatment of any new nuisance growth will continue.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 2

Condition: ☐Excellent ☐Great ☒Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

Minimal new nuisance growth observed. A technician will address this next visit. Buffer zone clear of old, larger growth.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 3

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

All nuisance vegetation in the buffer is decayed from treatment or freeze damage. Beneficial vegetation has survived the freeze. Treatment of any new nuisance growth will continue.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 7

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

All nuisance vegetation in the buffer is decayed from treatment or freeze damage. Treatment of any new nuisance growth will continue.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 8

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Mild nuisance growth in the buffer zone. carefully targeted treatments will be done due to the density of nuisance and beneficial plants.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Planktonic	Surface Filamentous
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 9

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

All nuisance vegetation is decayed from treatment or freeze damage. Treatment of any new nuisance growth will continue.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Planktonic	Surface Filamentous
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 10

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

All nuisance vegetation is decayed from treatment or freeze damage. Treatment of any new nuisance growth will continue.

<u>WATER:</u>	Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 11

Condition: ☐Excellent ☒Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

Minimal new nuisance growth observed. A technician will address this next visit. Buffer zone clear of old, larger growth.

<u>WATER:</u>	Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 12

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Mild low-lying nuisance growth starting. Technicians will continue to address during maintenance events. Larger nuisance vegetation is decayed.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Planktonic	Surface Filamentous
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 15

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

All nuisance vegetation is decayed from treatment or freeze damage. Treatment of any new nuisance growth will continue.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Planktonic	Surface Filamentous
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

MANAGEMENT SUMMARY



The recent freezes have been a huge help. All overgrowth in the buffers has decayed and become brittle, which will make breakdown over time much quicker. Some cold-resistant nuisance plants have sprung up recently. These can be easily handled by a standard herbicide mix. Turf grass and other beneficial growth has started to creep back in to some zones. Technicians will take caution in these areas when treated as to not impede this type of growth.

RECOMMENDATIONS

Continue to encourage desired low-lying aesthetically pleasing cover in areas of the buffer zones that remain bare.

Maintain those areas that have filled in, and reduce the success of any pioneering target species.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Ballantrae CDD Conservation Areas
Ballantrae Blvd, Land O' Lakes, FL

Gate Code:

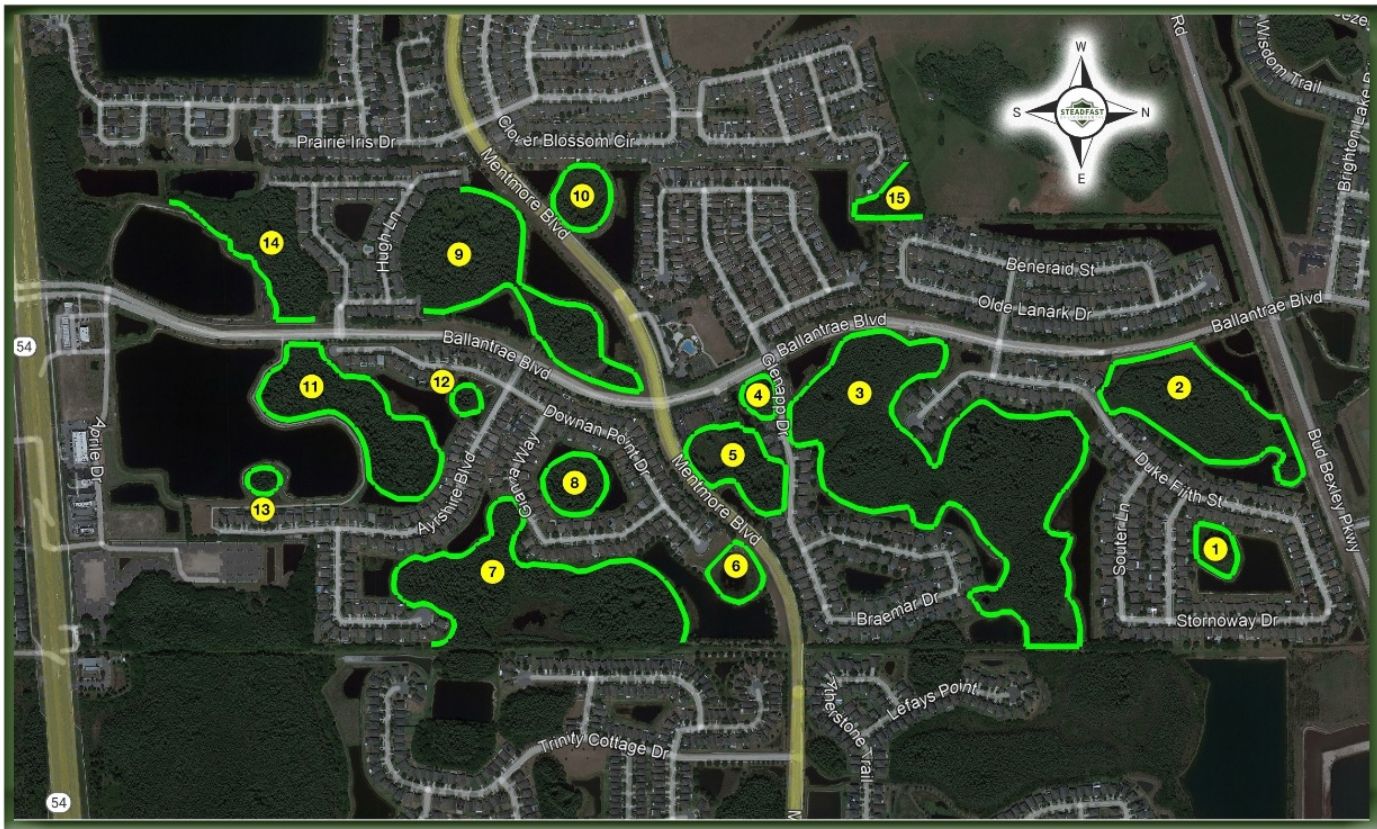


EXHIBIT 3

[RETURN TO AGENDA](#)



Ballantrae CDD Aquatics

Inspection Date:

2/10/2026 12:24 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 7

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.
Beneficial plants appear to have suffered freeze damage.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara

SITE: 8

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.
Beneficial plants appear to have suffered freeze damage.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:

Inspection Report

SITE: 9

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Very mild algae growth on sections of the perimeter. It's clinging to the beneficial plants in these areas, though they will not be harmed when an algacide treatment is applied.
No nuisance grass observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 10

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.
Beneficial plants appear to have suffered freeze damage.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 11

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Mild algae growth around the edge, similar to pond 9. An algacide application next visit will quickly clear this without further damaging beneficial plants.
No nuisance grass observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 12

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Another pond with mild perimeter algae. This pond will be included in upcoming algae treatments later this week.
No nuisance grass observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 13

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.
Beneficial plants appear to have suffered freeze damage.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			<input type="checkbox"/> Substantial
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
		<input type="checkbox"/> Other:	

SITE: 14

Condition: ☐Excellent ☒Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

More mild perimeter algae. It seems to like the decaying vegetation in these areas.
This pond will be added to the list of ponds needing an algaecide treatment this week.
No nuisance algae observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			<input type="checkbox"/> Substantial
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
		<input type="checkbox"/> Other:	

Inspection Report

SITE: 15

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.
Beneficial plants appear to have suffered freeze damage.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
		<input type="checkbox"/> Other:	

SITE: 16

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.
Beneficial plants appear to have suffered freeze damage.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
		<input type="checkbox"/> Other:	

MANAGEMENT SUMMARY



Late January/early February is typically a great time for ponds. We have just passed the height of winter which means low temps and little chance of rain. Algal growth is less likely due to suboptimal air and water surface temperatures (<80°F). Vegetative growth isn't being fueled by prolonged sunlight and rain, and may be knocked out by overnight freezes. Water levels are low, allowing for higher product concentration when applied in the water. This does, however, leave shorelines and pond beds exposed for nuisance growth. Technicians are always equipped with an array of herbicides to combat any grasses that spring up in these areas.

Aside from fresh algal growth, ponds are in amazing condition today. Any algae present is bright green which indicates it is very new, possibly grown yesterday when it finally warmed up. Any ponds mentioned having algae are slated for treatment next service later this week.

Nuisance grasses are, unsurprisingly, almost nowhere to be found. Great conditions like these has allowed technicians more time for detailed maintenance and trash collection.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Ballantrae CDD

Ballantrae Blvd, Land O' Lakes, FL

Gate Code:

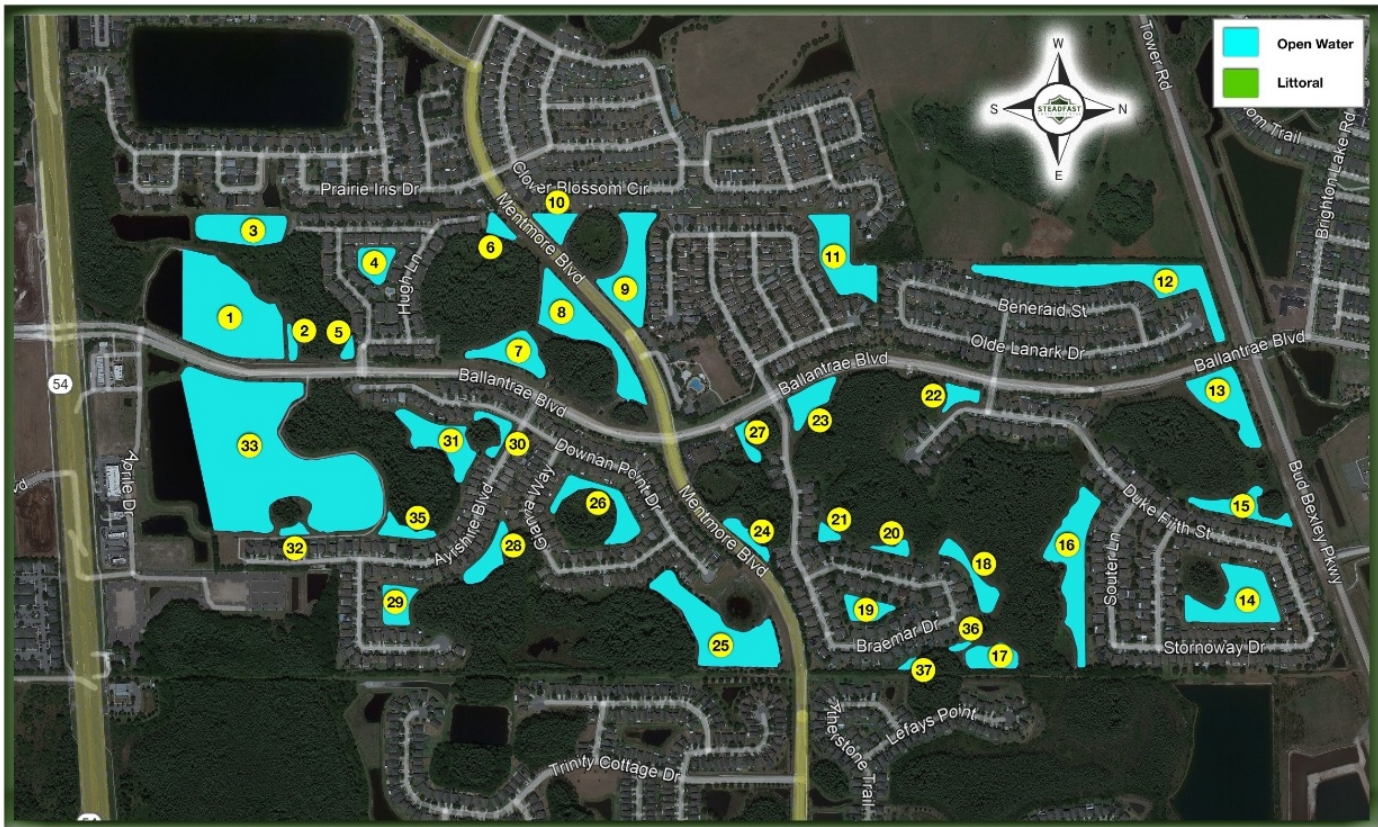


EXHIBIT 4

[RETURN TO AGENDA](#)



Steadfast Contractors Alliance, LLC

30435 Commerce Drive, Suite 102

San Antonio, FL 33576

844-347-0702 | office@steadfastalliance.com

Maintenance

Due to the record freeze, the majority of the turf is currently dormant. During this time, our crew has been focusing on edging beds and sidewalks to maintain the overall appearance of the property. We have also been removing as much moss from the trees as can be safely reached, along with policing the property for trash and debris along the roadway.

Overall, the property fared very well, with minimal freeze damage observed. I have also included two proposals for both pool areas for the Board's consideration.

EXHIBIT 5A

[RETURN TO AGENDA](#)



Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE DUE ESTIMATE #
2/12/2026

BILL TO

Ballantrae CDD
c/o Haven Management
Solutions
255 Primera Boulevard, Suite
160,
Lake Mary FL 32746

SHIP TO

SM1152 (401)
Ballantrae CDD
17611 Mentmore Blvd
Land O' Lakes FL 34638

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for the installation of 1 yard of crushed shell. This is to refresh the pool pump area in the townhomes			
Crushed Shell	1.00	200.00	200.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL **200.00**

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

EXHIBIT 5B

[RETURN TO AGENDA](#)



Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE DUE ESTIMATE #
2/12/2026

BILL TO

Ballantrae CDD
c/o Haven Management
Solutions
255 Primera Boulevard, Suite
160,
Lake Mary FL 32746

SHIP TO

SM1152 (401)
Ballantrae CDD
17611 Mentmore Blvd
Land O' Lakes FL 34638

DESCRIPTION	QTY	RATE	AMOUNT
This proposal covers leveling the landscape beds in the pool area and clearing the drains that have become clogged with mulch and soil. There are several areas where mulch and dirt have accumulated, impacting plant health and causing the drains to clog due to runoff during heavy rains.			
Palm, Coontie 3gal	21.00	30.00	630.00
Fountain Grass, White 3gal	5.00	20.00	100.00
Labor	16.00	60.00	960.00
Dump Fees	1.00	150.00	150.00
Brown Mulch	5.00	60.00	300.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 2,140.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

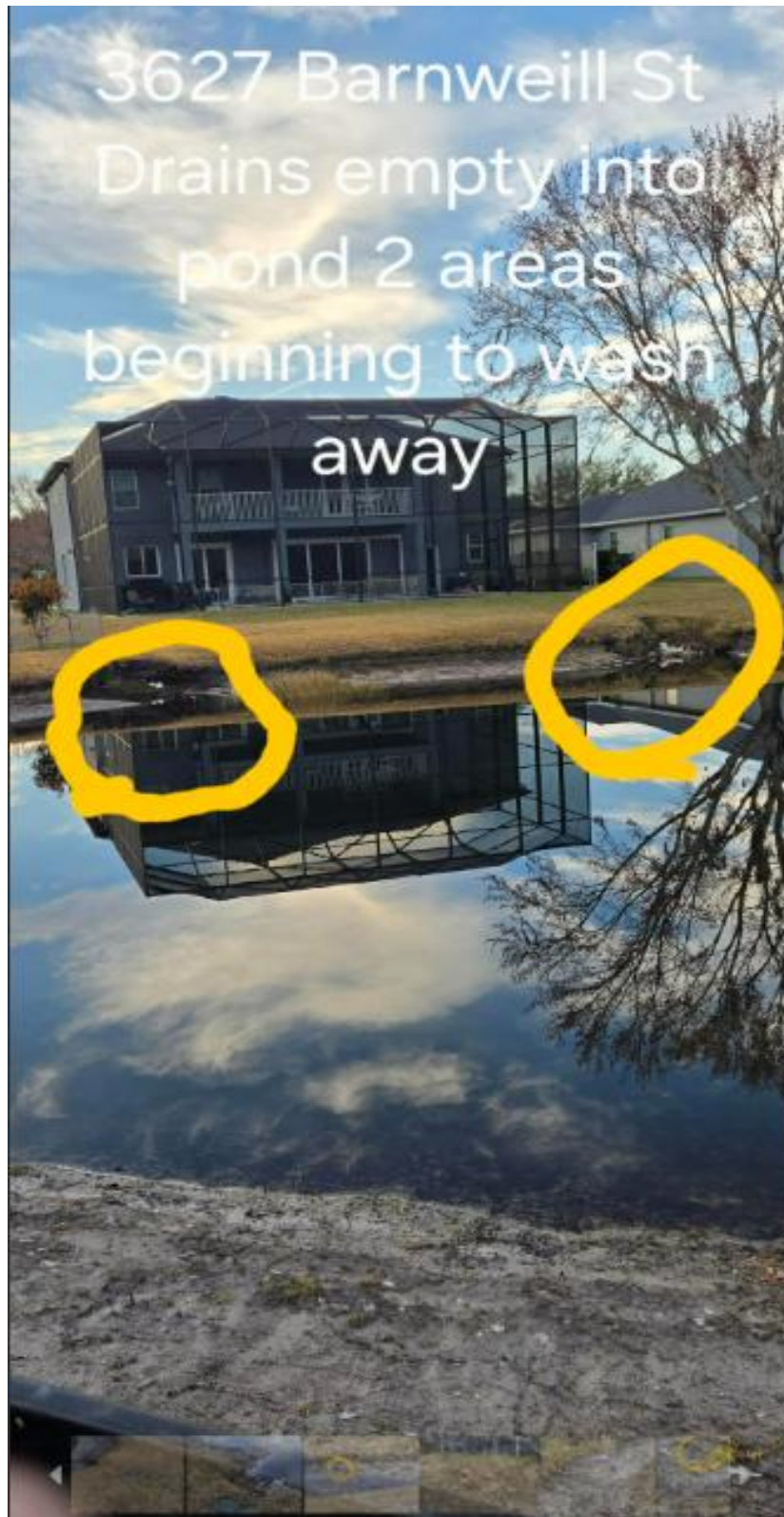
Printed Name and Title: _____

Representing (Name of Firm): _____

EXHIBIT 6

[RETURN TO AGENDA](#)

3627 Barnweill St
Drains empty into
pond 2 areas
beginning to wash
away

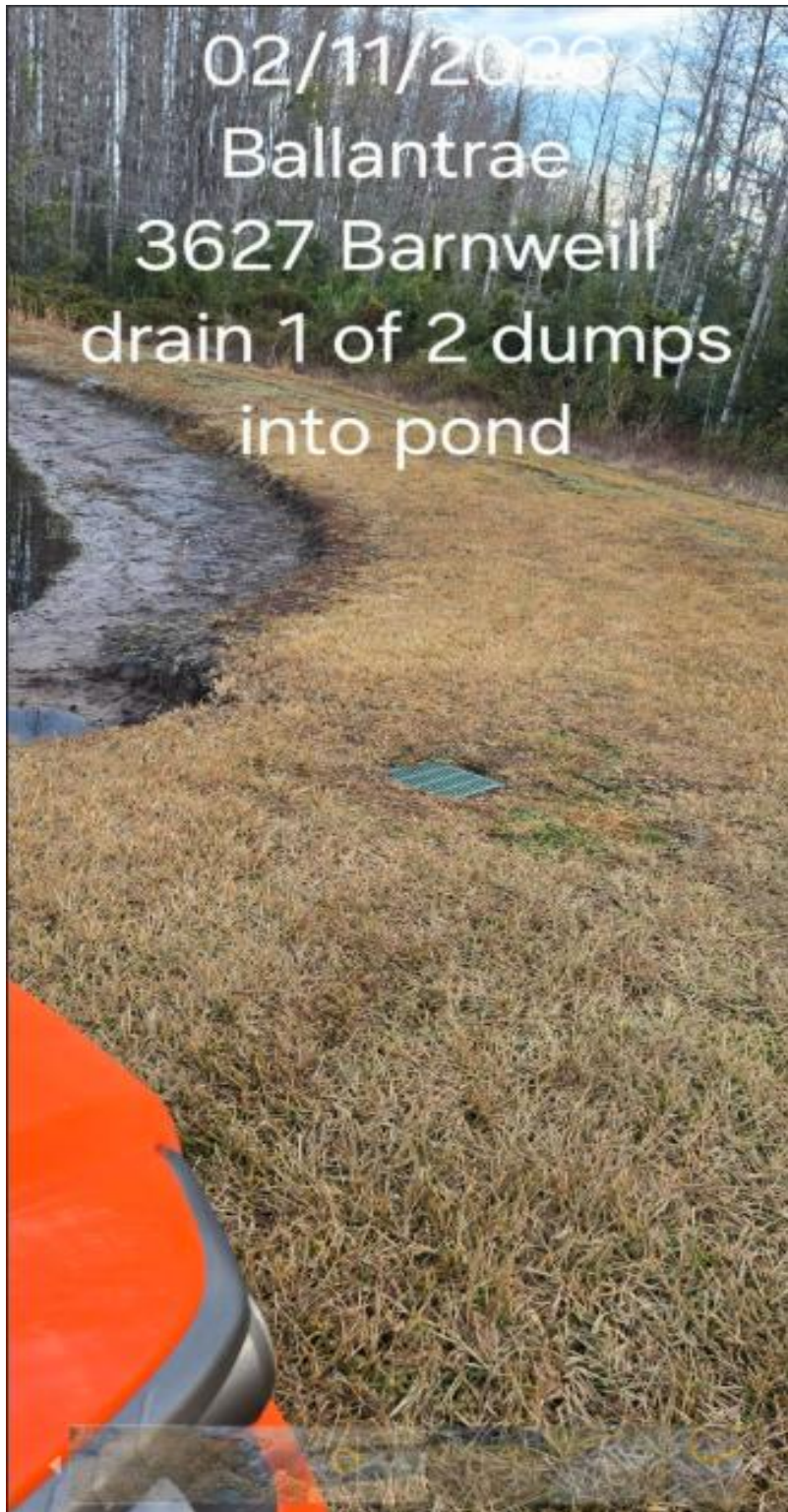


02/11/2026

Ballantrae

3627 Barnweill

drain 1 of 2 dumps
into pond

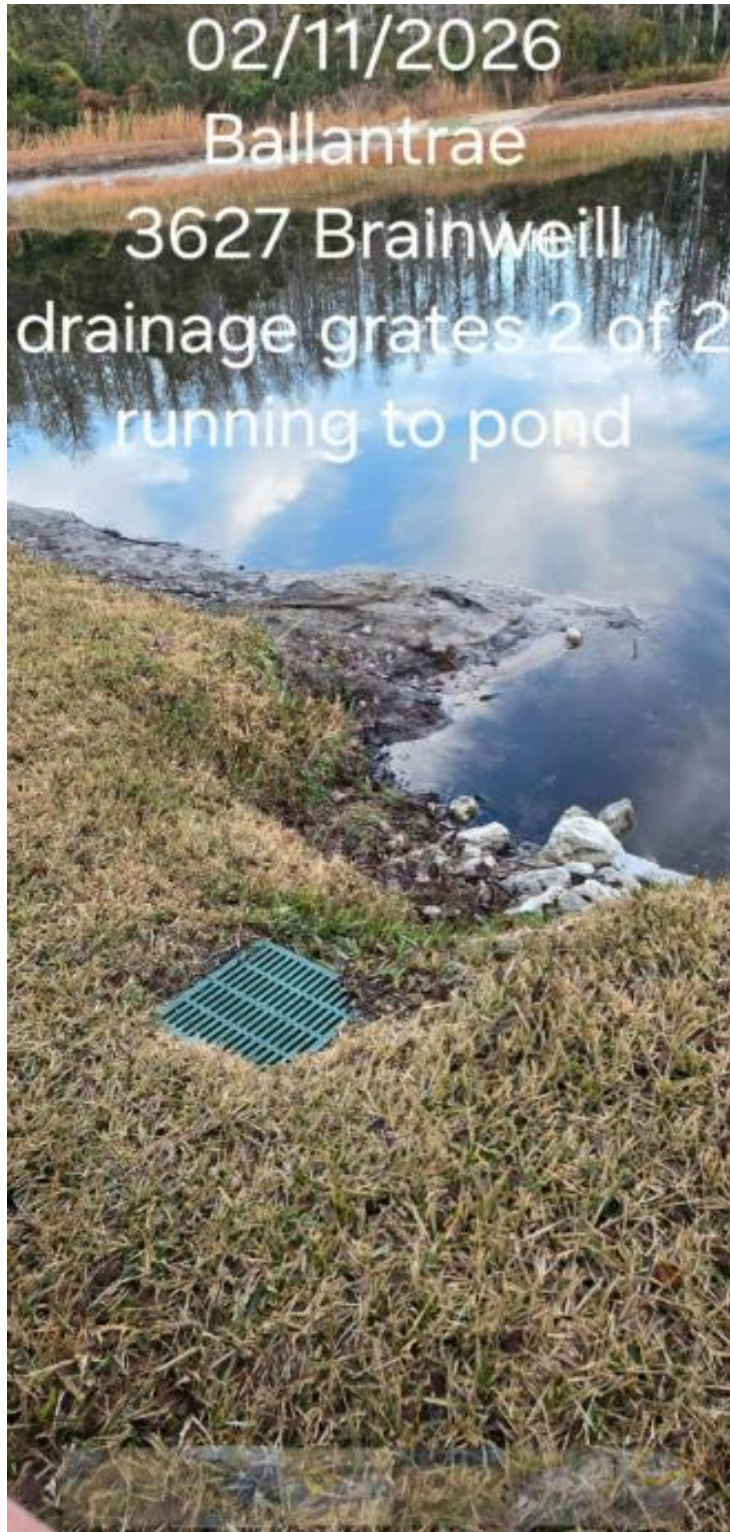


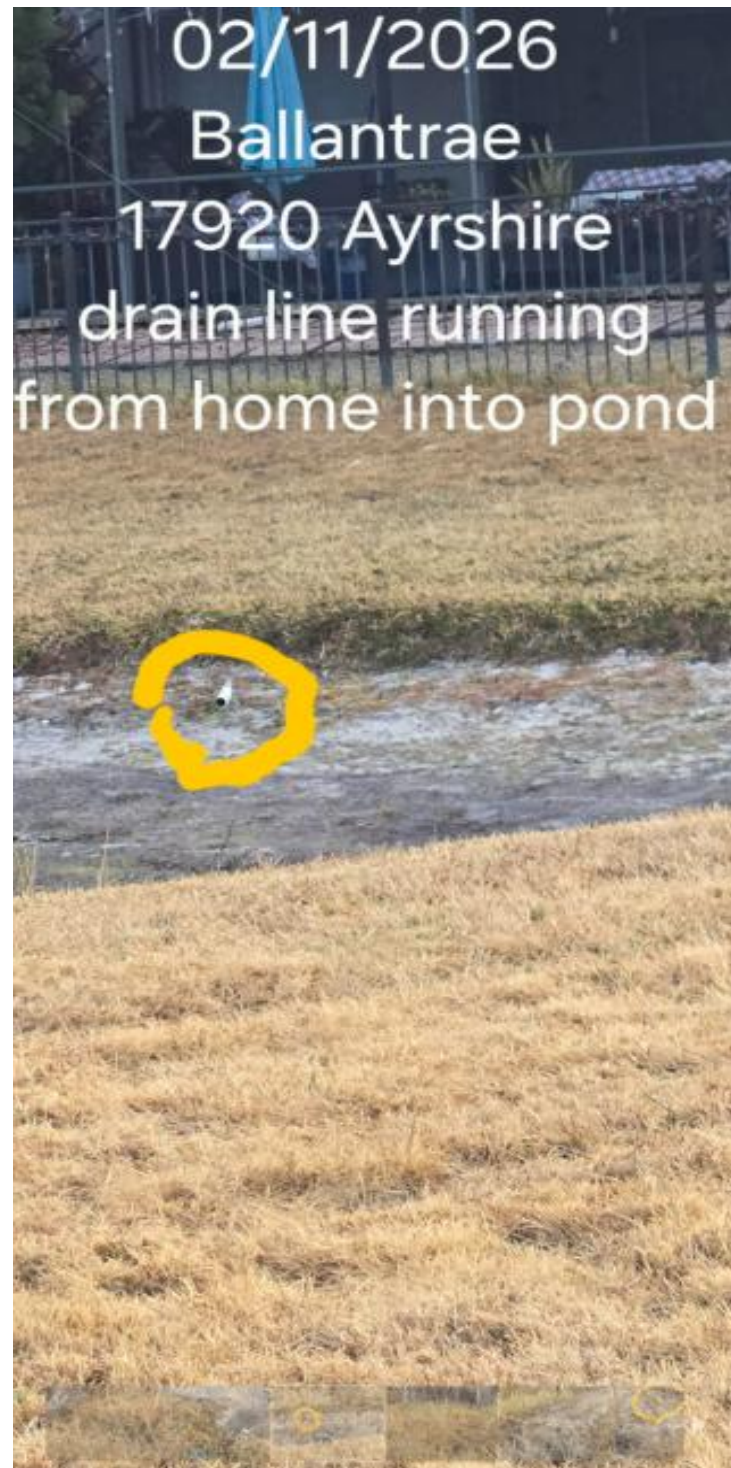
02/11/2026

Ballantrae

3627 Brainweill

drainage grates 2 of 2
running to pond









02/11/2026

Ballantrae

17844 Ayrshire

drain line running
from property into
pond



EXHIBIT 7

[RETURN TO AGENDA](#)

Haven Management Solutions

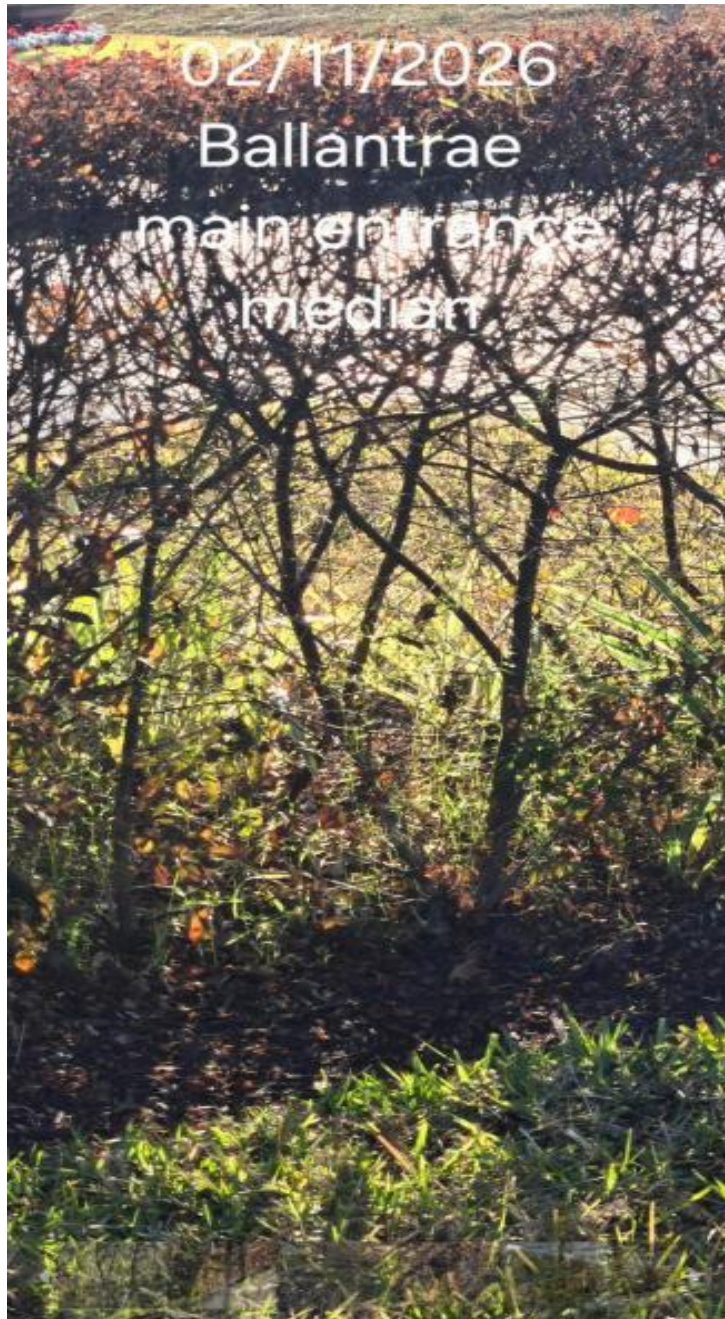
Monthly Landscape Inspection: 02/12/2025

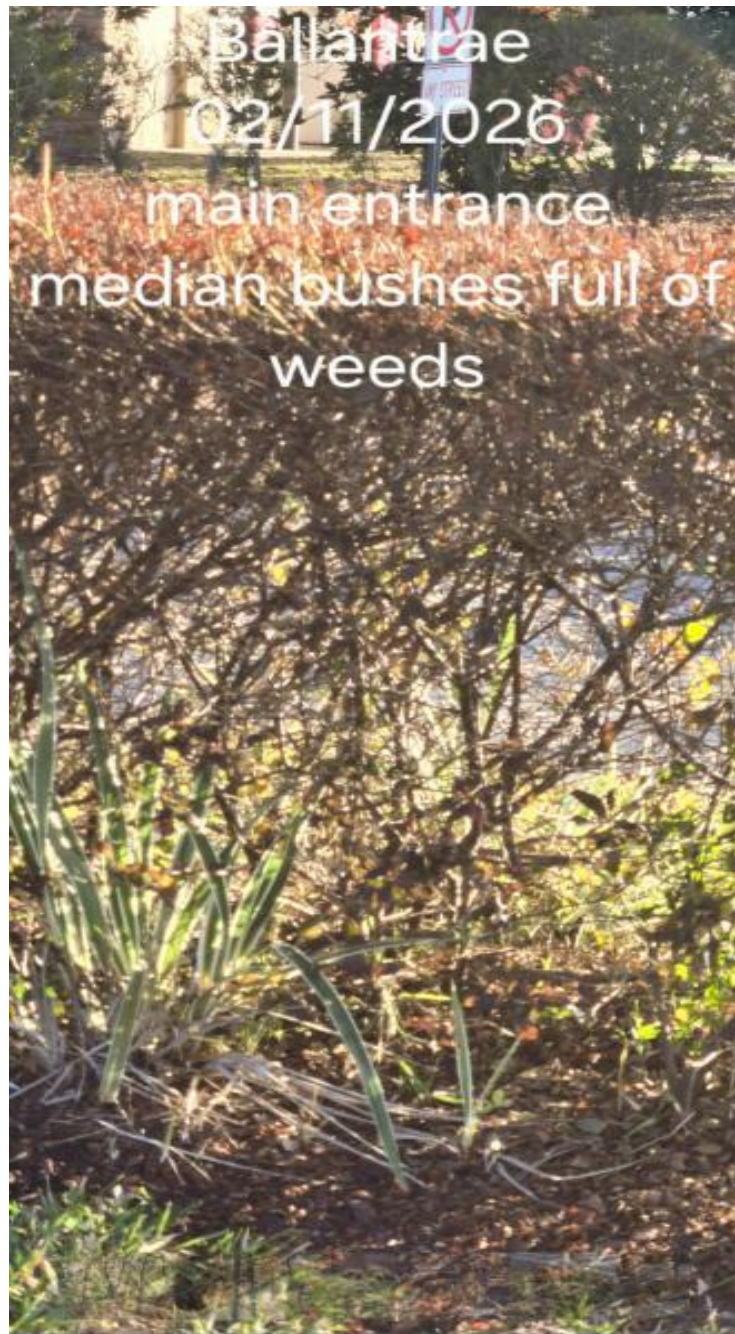
Community: Ballantrae CDD

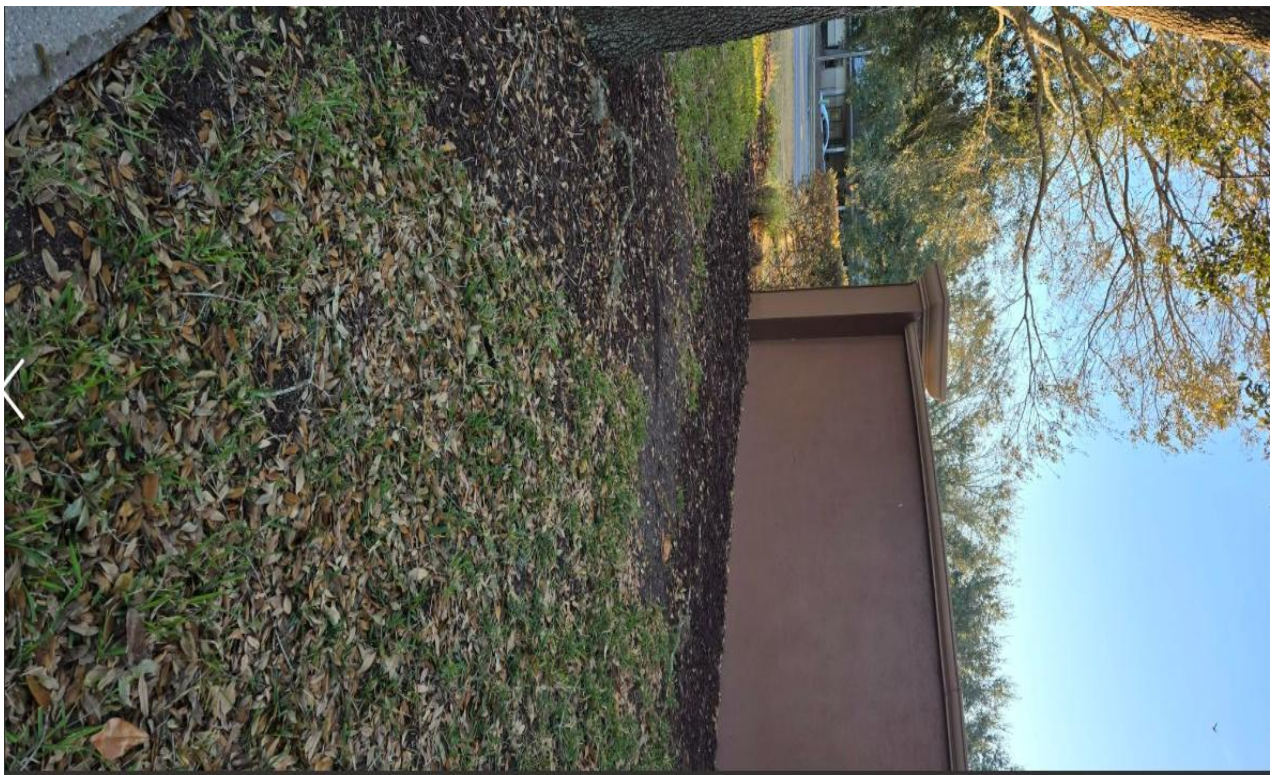
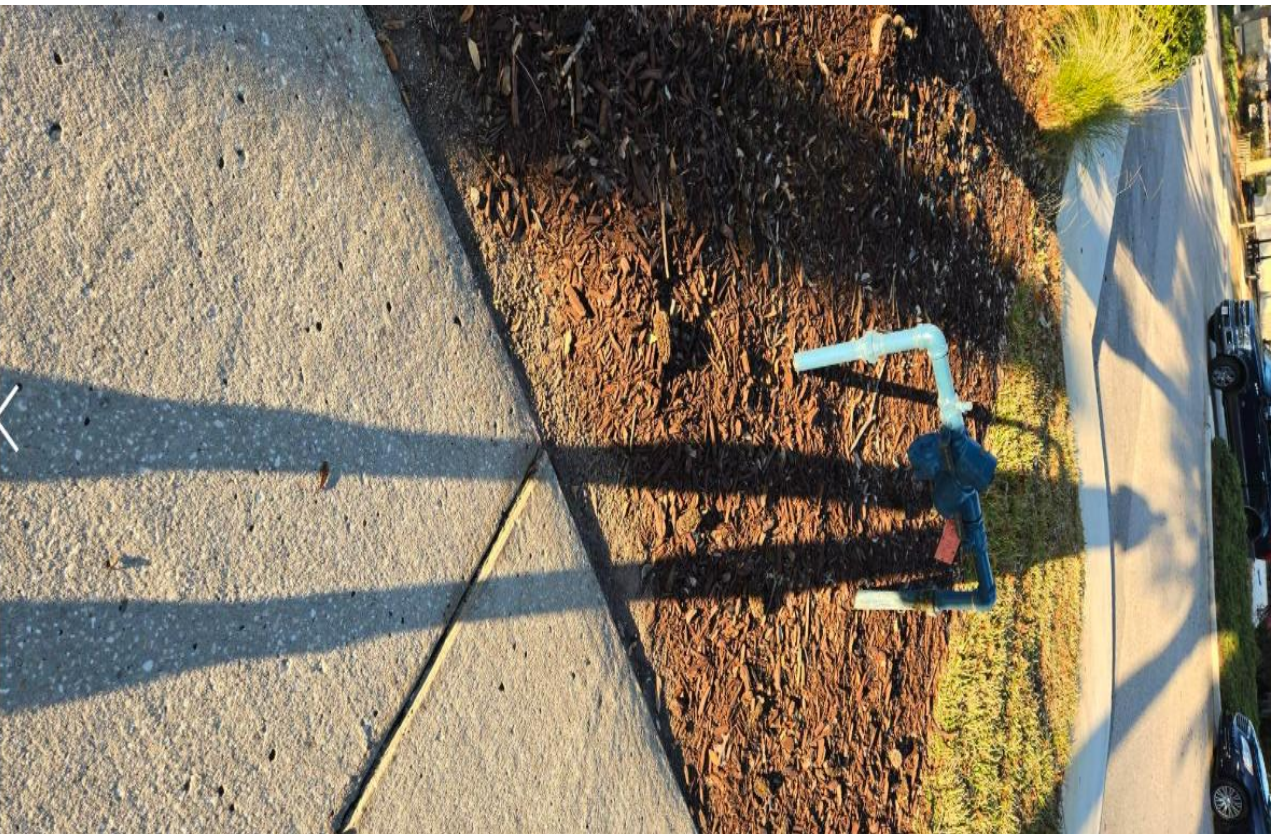
Area: Various Areas

Landscape Inspection Items	Score	Max Points	
Turf - Mow, Hard Edge, & Blow	10	10	
Turf Mow - Pond Banks - No Grass Clumping or Rutting. Mowed on Schedule	10	10	
Turf Fertility - Bahia - Naturally dormant (brown) in the winter. Color & Growth Density	15	15	
Turf Fertility - Non Bahia - Color and Growth Density	12	15	
Turf Areas - Weed Control	9	10	
Bed Weed Control	6	10	Weeds in main entrance center island
Shrub & Plant Pruning & Shape - Deadheading & Appearance	7	10	Shrubs took hit from recent cold snap throughout community
Shrub Fertility & Vitality	6	10	Shrubs took hit from recent cold snap throughout community
Debris & Trash Management	10	10	
Total Points Landscape Inspection Items - Failure is Deemed to be at 80% - 80 or lower	85%	100	
Other Landscape Maintenance Items Based on Contract Terms	Score	Max Points	
Turf Fertilizer & Pesticide Management - Applied Pursuant to Months Cited in Contract Terms	9	10	
Plant Material Fertilization Management - Applied Pursuant to Contract Terms	9	10	
Tree Pruning - Trees Lifted in Accordance with Contract terms - 10' to 12'	8	10	Tree pruning and removal of spanish moss by hand continues
Reporting Requirements & District Receipt - Based on Contract Terms	20	20	
Total Points Other Landscape Items - Failure is at 90% - 45 or lower	46%	50	
Other Landscape Supplemental Items			
Annuals - Vigor & Appearance - Planted in Accordance with Contract Terms Schedule	5	10	Annuals planted did not tolerate freeze. Next year use alternative
Mulch - Even Distribution - Not greater than 4" Deep in Accordance with Contract Terms Schedule	8	10	Mulch shy in areas advised Steadfast
Total Points Other Landscape Supplemental Items- Failure is at 80% 16 or below	13%	20	

02/11/2026
Ballantrae
main entrance
median









02/09/2026
Ballantrae
Island annuals





02/09/2026

Ballantrae

nnuals not holding up



02/09/2026

Ballantrae

Main entrance
retaining wall pavers
need cleaning 2nd
request





02/03/2025
Ballantrae
east pond
heavy debris along
waters edge

Ballantrae Maintenance Items

10/20/2025 Ballantrae Clubhouse handicap signs in parking lot need to be removed and reinstalled they are crooked

10/20/2025 Sent to Ballantrae team

02/09/2026 Sent to Ballantrae team 2nd request

10/28/2025 Ballantrae Clubhouse stone on bottom of building needs to be pressure washed with non-chlorine cleaner.

10/28/2025 Sent to Ballantrae team

12/08/2025 Sent to Ballantrae team 2nd request

02/09/2026 Sent to Ballantrae team 3rd request

10/28/2025 Ballantrae Clubhouse handicap lift missing cover

10/28/2025 Sent to Ballantrae team

10/28/2025 Clubhouse pool splash pad gate closure not operating

10/28/2025 Sent to Ballantrae team

11/03/2025 Sent to Ballantrae team 2nd request

1/03/2026 Sent to Ballantrae team 3rd request

11/03/2025 Straiton pool drain outside needs to have adaptive cap placed over opening to ensure no foreign material goes into it.

11/03/2025 Sent to Ballantrae team.

12/01/2025 Sent to Ballantrae team 2nd request.

11/26/2025 Ballantrae Clubhouse plastic tracks lying in bushes

11/26/2025 sent to Ballantrae team

02/09/2026 sent to Ballantrae team 2nd request

12/01/2025 Ballantrae Straiton Pool equipment area needs additional crushed shell.

12/01/2025 Sent to Steadfast Kevin Hiller

02/10/2026 Sent to Steadfast Kevin Hiller

02/10/2026 Steadfast Kevin Hillar getting proposal.

12/01/2025 Ballantrae Straiton pool bench is in disrepair advised staff to reach out for proposals from Playmore, Miracle Play Equipment

12/01/2025 Sent to Ballantrae team

12/01/2025 Straiton pool area circulating fans blades very badly warped need R&R.

12/01/2025 Sent to Ballantrae team for proposals

01/05/2026 Ballantrae east side pond on Ballantrae Blvd missing warning signage.

01/13/2026 Sent to Ballantrae team

01/05/2026 Ballantrae east side pond on Ballantrae Blvd sign sunk into ground, needs to be raised.

01/13/2026 Sent to Ballantrae team

01/05/2026 Ballantrae east side pond on Ballantrae Blvd. sign twisted unreadable.

01/13/2026 Sent to Ballantrae team

01/05/2026 Ballantrae Blvd monument signs retaining pavers need to be pressure washed.

01/13/2026 Sent to Ballantrae team

02/09/2026 Sent to Ballantrae team

01/05/2026 Ballantrae main entrance puck lights electrical wiring need to be secured.
01/05/2026 Sent to Ballantrae team

01/05/2026 Ballantrae east pond warning sign needs to be facing roadway
01/05/2026 Sent to Ballantrae team
02/04/2026 Sent to Ballantrae team 2nd request

01/05/2026 Ballantrae east pond warning sign low to ground
01/05/2026 Sent to Ballantrae team
02/04/2026 J. Clawson reported that sign is unreadable needs to be replaced.

01/19/2026 Ayrshire fence leaning needs to be repaired.
01/19/2026 Sent to Ballantrae team

01/19/2026 Straiton Pool house light timer needs to be adjusted to come on at dusk and off at dawn for security.
01/19/2026 Sent to Ballantrae Team

01/26/2026 Ballantrae Clubhouse office ceiling needs to be completed from repair work sanded and painted.
01/26/2026 Sent to Ballantrae team

02/09/2026 Ballantrae Clubhouse pool full of debris
02/09/2026 Sent to Ballantrae team

02/09/2026 Ballantrae Clubhouse splash pad full of debris on surface
02/09/2026 Sent to Ballantrae Team

02/09/2026 Ballantrae Clubhouse community bulletin board old memos from Christmas still displayed
02/09/2026 Sent to Ballantrae team

02/09/2026 Ballantrae Clubhouse ladies room handicap sink needs recaulking
02/09/2026 Sent to Ballantrae team

02/09/2026 Ballantrae Clubhouse men's room handicap sink needs to be recaulking
02/09/2026 Sent to Ballantrae team

02/09/2026 Ballantrae Clubhouse men's room needs painting
02/09/2026 Sent to Ballantrae team

02/09/2026 Ballantrae Clubhouse pool channel drain needs to be pressure washed with adaptor hose to flush clean entire length full of debris vegetation growing out of it.
02/09/2026 Sent to Ballantrae team

02/09/2026 Ballantrae Clubhouse east drain by showers need to have cover placed correctly, drain needs to be pressure washed with adaptor hose to ensure it is clear.
02/09/2026 Sent to Ballantrae team

02/09/2026 Ballantrae Clubhouse west drain on pavers edge needs to be pressure washed with adaptor hose to ensure it is clear.
02/09/2026 Sent to Ballantrae team

02/09/2026 Ballantrae Clubhouse west drain on pavers edge needs edging on pavers edge to ensure it stays clear from mulch and debris.
02/09/2026 Sent to Ballantrae team

02/09/2026 Ballantrae Clubhouse missing fire extinguisher on pool deck.
02/09/2026 Sent to Ballantrae team

02/09/2026 Ballantrae Clubhouse light timer needs adjustment lights on past dawn.
02/09/2026 Sent to Ballantrae team

02/09/2026 Ballantrae Clubhouse vehicle parked in fire zone
02/09/2026 Sent to Ballantrae team

02/09/2026 Ballantrae Clubhouse lockbox on east side by utility room
02/09/2026 Sent to Ballantrae team

EXHIBIT 8A

[RETURN TO AGENDA](#)



Florida Fountains & Equipment, LLC

17252 Alico Center Rd Suite 2
Fort Myers, FL 33967
(239) 567-3030
Office@FLfountains.com
Admin@FLfountains.com

Proposal

Date	Estimate #
2/9/2026	2026-87

Name / Address
Ballantrae CDD 17611 Mentmore Blvd. Land O'Lakes, FL 34638

Tech	Notes	Project
HR	Ballantrae CDD	East Entry Fountain

Description	Qty	U/M	Rate	Total
This is proposal is to Ballantrae CDD for the purchase and installation of (1) RGBW controller, (1) 12V power supply, (1) 250V fuse, (2) driver brackets and potting box assemblies, (2) heat sink and light engine assemblies, (2) lens gasket replacement kits for the East Entry Fountain in Ballantrae CDD from Florida Fountains & Equipment.				
RGBW Controller	1		555.29	555.29T
Power Supply, 12VDC	1		17.54	17.54T
Fuse, 250V, 2.0 AMP, Small DIM	1		3.63	3.63T
Driver Bracket and Potting Box Assembly, 40W RGBW	2		435.56	871.12T
Heat Sink and Light Engine Assembly, 40W RGBW	2		475.54	951.08T
Kit, Light Housing, 6.75" Lens Gasket Replacement	2		37.37	74.74T
Labor to perform described work @ \$169.00/hr	6		169.00	1,014.00
Shipping & Delivery	1		100.00	100.00T
We look forward to working with you!				
Subtotal				

Sales Tax (0.00)

Total



Florida Fountains & Equipment, LLC

17252 Alico Center Rd Suite 2
Fort Myers, FL 33967
(239) 567-3030
Office@FLfountains.com
Admin@FLfountains.com

Proposal

Date	Estimate #
2/9/2026	2026-87

Name / Address
Ballantrae CDD 17611 Mentmore Blvd. Land O'Lakes, FL 34638

Tech	Notes	Project
HR	Ballantrae CDD	East Entry Fountain

Description	Qty	U/M	Rate	Total
If approved, please sign and return to Sean at office@flfountains.com				
Sign & Date				
We look forward to working with you!	Subtotal \$3,587.40			

Sales Tax (0.00) \$0.00

Total \$3,587.40

EXHIBIT 8B

[RETURN TO AGENDA](#)

Deliver to Ballantrae
Land O Lakes 34638

All ▾ commercial charcoal grills outdoor cooking

EN ▾

Hello, Ballantrae
Account for Ballantrae CDD ▾

Returns
& Orders

0

All

Rufus

Get the app ▾

Presidents' Day Sale

Business Essentials

Black-Owned Businesses

Tax Supplies

Add Users

Buy Again

Presidents' Day Sale: February 2-18

Lists ▾

Business Prime ▾

Guide buyers in your org

Group: Ballantrae CDD

Mark product as preferred

View other policies

▾

Tools & Home Improvement

Best Sellers

Deals & Savings

Gift Ideas

Power & Hand Tools

Lighting & Ceiling Fans

Kitchen & Bath Fixtures

Smart Home

Shop by Room

Launchpad

Shop now

Sponsored

Patio, Lawn & Garden › Grills & Outdoor Cooking › Grills & Smokers › Charcoal Grills



Click to see full view

Park Grill Park Style Charcoal Grill In Ground Heavy Duty for Commercial and Outdoor Cooking Rustproof and 360 Degree Swivel 16x16 Inch

Visit the boldworks Store
4.6 (101) | Search this page

Typical price: ~~\$159.99~~ Details
Business Price **\$149.99**
FREE Returns
You Save: **\$10.00 (6%)**

Buy more, save more

2 units Lowest price
- 11% **\$284.98**
\$142.49/unit

Additional shipping fees may apply for items fulfilled directly by selling partners.

Size: 16X16 inch

Brand	boldworks
Product Dimensions	16"D x 16"W x 8"H
Special Feature	Park style grill
Fuel Type	Charcoal
Recommended Uses For Product	Outdoor

About this item

- **FOOD SAFE, DOESN'T RUST** Meets stringent FDA norms. Also, the park grill is made of heat-resistant powder coated heavy duty steel to prevent rusting
 - **LARGE GRILLING SURFACE and HEIGHT ADJUSTABLE GRATE.** 256 square inch firebox grilling surface. Park style charcoal grill with four height level grate, adjust to reach the perfect cooking temperature
 - **PROTECTS WIND FROM BLOWING INTO YOUR FACE.** Park style grill with 360 degree rotation for precise draft control. You never have to worry about smoke blowing in your face
 - **SPRING HANDLES PROTECTS HAND FROM HEAT** while moving the grate. Perfect outdoor park grill for barbecue and camping parties
 - **TILT AWAY GRATE – EASY TO CLEAN** Tilt away feature on commercial charcoal grills in ground makes cooking and cleaning effortless
- › See more product details

Report an issue with this product or seller

Similar item to consider



Amazon Basics 16 inch Vertical Charcoal Outdoor Smoker, BBQ Grill, Adjustable Air Supply Control, 1-Pack, Black (60)
\$52.99

\$149.99

FREE Returns

FREE delivery **Wednesday, February 11** to [Land O Lakes 34638](#) for Prime members

In Stock

Quantity: 1

Add to cart

Need more than 71 units?

Request for Quote

Secure transaction

Sold by ZPINC and Fulfilled by Amazon.

Return policy:
30-day refund / replacement

Support:
Product support included
This item has been tested to certify it can ship safely in its original box or bag to avoid unnecessary packaging. Since 2015, we have reduced the weight of outbound packaging per shipment by 41% on average, that's over 2 million tons of packaging material.

Add a Protection Plan:

- ☐ 3-Year B2B Kitchen Protection Plan for **\$26.99**
- ☐ 4-Year B2B Kitchen Protection Plan for **\$36.99**
- ☐ Add a gift receipt for easy returns

Add to List

Sponsored

Customers also bought

Based on products customers bought together



+



Total price: **\$163.98**

Add both to Cart

These items are shipped from and sold by different sellers.
Show details

Sponsored

Sponsored

Patio, Lawn & Garden › Grills & Outdoor Cooking › Grills & Smokers › Charcoal Grills



Click to see full view

25.5" L x 17" W x 11" H Park Style Charcoal Grill, Heavy Duty Park Grill with Stainless Steel Cooking Grate and Grill Cover for Commercial and Outdoor Cooking

Visit the Toriexon Store
4.2 (62) | Search this page

Lowest price in 30 days
-13% \$139.64
List Price: \$159.99

425 Sq Inch

FREE Returns
May be available at a lower price from other sellers, potentially without free Prime shipping.

Buying multiple items? Go to multi-select

Size: 25.5" L x 17" W x 11" H		
16" L x 16" W x 8" H	25.5" L x 17" W x 11" H	25.5" L x 17" W x 11" H
\$99.98 FREE Delivery Tuesday	\$139.64 FREE Delivery Wednesday	\$152.98 FREE Delivery Monday

Brand: Toriexon
Product: 25"D x 17"W x 11"H
Dimensions:
Special Feature: Heavy Duty
Color: Black
Fuel Type: Charcoal

About this item

- Heavy Duty Park Style Charcoal Grill Extra Large: With the 25.5"Lx17"Wx11"H grill box, the park style grill provides ample cooking space, you can have a great time enjoying your barbecue
 - Stainless Steel Grill Cooking Grate: The grill grate is made of high-quality stainless steel that makes it anti-corrosion, long-lasting, keeps your food clean; The spring-loaded handles protect your hands from getting burned while moving the grate
 - Commercial Charcoal Grill with Grill Cover: The grill cover is made of sturdy oxford cloth, which is anti-dust, UV-protection and waterproof, protecting your park grills outdoor cooking charcoal for long-lasting
 - Adjustable Grate to Adjust Heat: The park grill heavy duty meets your needs to control the cooking temperature as you want by adjusting the height of grate, ensuring the flavor of food as you like
 - Tilttable Grate & Easy to Clean: The stainless steel grill grate can be tilted and moved, making it easy to cook and clean, simplifying your overall grilling experience; The spring-loaded handles protect your hands from getting burned while moving the grate
- See more product details

Report an issue with this product or seller

Similar item to consider

Amazon Basics 16 inch Vertical Charcoal Outdoor Smoker, BBQ Grill, Adjustable Air Supply Control, 1-Pack, Black (60)
\$52.99

Buy new:
\$139.64
FREE Returns
FREE delivery Wednesday, February 11 to Land O Lakes 34638 for Prime members. Order within 6 hrs 55 mins

Only 4 left in stock - order soon.

Qty: 1

Buying in bulk?

Add to cart

Buy Now

Secure transaction
Sold by uketa and Fulfilled by Amazon.

Return policy:
30-day refund / replacement
This item has been tested to certify it can ship safely in its original box or bag to avoid unnecessary packaging. Since 2015, we have reduced the weight of outbound packaging per shipment by 41% on average, that's over 2 million tons of packaging material.

If you still require Amazon packaging for this item, choose "Ship in Amazon packaging" at checkout.

Add a Protection Plan:
☐ 3-Year B2B Kitchen Protection Plan for \$26.99
☐ 4-Year B2B Kitchen Protection Plan for \$36.99
☐ Add a gift receipt for easy returns

Save with Used - Very Good
\$119.67

FREE delivery Wednesday, February 11 to Land O Lakes 34638 for Prime members

Ships from: Amazon
Sold by: Amazon Resale

Add to List

Other sellers on Amazon

New & Used (3) from \$119.67
FREE delivery for Prime members

Ask Rufus

Can it be used for camping? Is the grill grate removable?

What is the cooking surface made of? Ask something else

Bundle these items

Deliver to Ballantrae
Land O Lakes 34638

Allcommercial charcoal grills outdoor cooking

EN

Hello, Ballantrae
Account for Ballantrae CDD

Returns
& Orders

0

AllRufusGet the appPresidents' Day SaleBusiness EssentialsBlack-Owned BusinessesTax SuppliesAdd UsersBuy Again

Presidents' Day Sale: February 2-18ListsBusiness Prime

Guide buyers in your org

Group: Ballantrae CDDMark product as preferredView other policies

Tools & Home ImprovementBest SellersDeals & SavingsGift IdeasPower & Hand ToolsLighting & Ceiling FansKitchen & Bath FixturesSmart HomeShop by RoomLaunchpad

Shop now

Patio, Lawn & Garden › Grills & Outdoor Cooking › Grills & Smokers › Charcoal Grills



Click to see full view

Commercial Grade Park Grill – Heavy-Duty Steel with 300 Sq Inch Cooking Grate, 360° Swivel Post, Made in the USA by Jamestown Advanced Products

Visit the Jamestown Advanced Products Store
5.0 (10) | Search this page

Typical price: ~~\$339.00~~ Details
Business Price **\$332.22**
You Save: \$6.78 (2%)

Buy more, save more

10 units Lowest price
-6% **\$3,186.60**
\$318.66/unit

Additional shipping fees may apply for items fulfilled directly by selling partners.

Delivery & Support

Select to learn more

Professional Assembly & Haul Away available

Ships from Amazon

30-day easy returns

Customer Support

Purchase options and add-ons

Want a bit of help with this product?
3 options starting at \$19.99

Product Only

Room of Choice Delivery
\$19.99
Delivery to your room of choice. Does NOT include unpacking, product assembly, packaging removal or haul away.

Professional assembly
\$99.99
Delivered and assembled in your room of choice with packaging removed.

Professional assembly and haul away
\$149.99
Delivery to your room of choice with assembly, packaging removal, and haul away of your old item. Not satisfied? Return it instantly.

Learn more

Brand	Jamestown Advanced Products
Product Dimensions	17.75"D x 28"W x 38"H
Special Feature	Adjustable height, Corrosion Resistant, Heavy Duty, Weather Resistant
Color	Heat Resistant Black Powder Coat
Fuel Type	Charcoal

About this item

- HEAVY-DUTY STEEL CONSTRUCTION: Proudly made in the USA and built for campgrounds and public parks, this commercial park grill is made from thick, high-quality steel to withstand extreme temperatures, frequent use, and all weather conditions.
- ADJUSTABLE GRATE FOR HEAT CONTROL: Easily adjust the cooking grate to your desired height, giving you precise control over heat and cooking results for perfect meals every time.

\$332.22

FREE delivery Monday, February 9 to Land O Lakes 34638

In Stock

Quantity: 1

Buying in bulk?

Add to cart

Buy Now

Secure transaction

Sold by Jamestown Advanced Products and Fulfilled by Amazon.
Seller Credentials:
Women-Owned Business Enterprise, Women-Owned Small Business, Registered Small Business, 889 certification

Return policy:
30-day refund / replacement
Support:
Product support included

Add a Protection Plan:

- ☐ 3-Year B2B Kitchen Protection Plan for \$43.99
- ☐ 4-Year B2B Kitchen Protection Plan for \$58.99
- ☐ Add a gift receipt for easy returns

Add to List

Sponsored

1 of 2



Click to see full view

- **SPACIOUS COOKING SURFACE:** Features a large 300 square inch cooking grate that provides ample space to grill multiple items at once, perfect for family picnics, camping trips, and community events. This is a true size commercial grade park grill.
 - **SECURE IN-GROUND MOUNTING:** Designed for permanent installation, the in-ground post provides stability and safety, ensuring the grill remains firmly in place during use while also being theft-deterrent in public spaces.
 - **WEATHER-RESISTANT & LOW-MAINTENANCE:** The rugged steel frame is coated with a heat-resistant finish to help slow rust and corrosion, making it ideal for long-term outdoor use with minimal upkeep.
 - **IDEAL FOR PARKS, CAMPGROUNDS, & HOMES:** Perfect for public parks, campgrounds, RV parks, or even backyard setups, offering a commercial-grade grilling solution for all outdoor cooking needs.
- See more product details
Report an issue with this product or seller



Ask Rufus

Is it portable? Is assembly required? Does it need to be covered? Ask something else

Sponsored

Bundle these items



+



Total price: \$346.21

Add both to Cart

These items are shipped from and sold by different sellers.
Show details

This item: Commercial Grade Park Grill – Heavy-Duty Steel with 300 Sq Inch Cooking Grate, 360° Swivel Post, Made in the USA...
5 10
-2% \$332²²
Typical: \$339.00

Sponsored
Borinry Heavy Duty 600D Park Style Grill Cover, Waterproof Outdoor BBQ Cover for...
4.4 217
\$13⁹⁹

Based on your recent views

Sponsored



Ash & Ember 384 Sq. In Park-Style Charcoal Grill, Single Post Barbecue Grill, Adjust...
745
\$306⁸⁹
Save 42% with coupon



Stanbroil Charcoal Barbecue Grill for Outdoor, Heavy Duty Steel Park BBQ Grill...
67
-16% \$199⁸⁸
List: \$236.99



Ash & Ember Park-Style Grill & Smoker, 390 Sq. In Charcoal Grill with Cover, Side S...
68
-8% \$504¹²
List: \$550.00
Save 8% with coupon



Stanbroil Park Style Charcoal Grill with Cover, Portable Park BBQ Grill Heavy Duty ...
21
-7% \$249⁸⁸
List: \$269.99



Commercial Heavy-Duty Metal Picnic Table - ADA Compliant, Adjustable Seats, Umbrell...
31
-5% \$949⁸⁷
Typical: \$997.87



Commercial Stainless Steel Equipment Grill Stand 24x36
2
\$195⁰²
Save 4% on 5+ units



Large Park Style Charcoal Grill 40 x 25.5 x 52.5 Inch, Single Post Outdoor Grill, He...
1
\$148¹⁹
Save 3% on 10+ units

4 stars and above

Sponsored



Metal Picnic Tables for Outdoors with Umbrella Hole - Coated Steel Heavy Duty Comm...
50
-7% \$699⁸⁷
Typical: \$749.87
7% savings included for business



Ash & Ember 384 Sq. In Park-Style Charcoal Grill, Single Post Barbecue Grill with B...
745
\$415⁷⁹
Save 23% with coupon



Heavy Duty 600D Park Style Grill Cover, Waterproof Outdoor BBQ Cover for...
217
\$13⁹⁹



Sophia & William Heavy-Duty Charcoal Outdoor Smoker Grills, Extra Large Offset Smok...
244
-30% \$418⁹⁴
List: \$599.99
Save 34% on 2+ units



Stanbroil Charcoal Barbecue Grill for Outdoor, Heavy Duty Steel Park BBQ Grill...
67
-16% \$199⁸⁸
List: \$236.99
Save 17% on 2+ units



Argentine Grill - Argentinian Grills - Santa Maria Grill - Argentinian Parrilla Set...
52
\$239⁸⁵



Backyard Discovery Argentine Santa Maria Wood Fire & Charcoal BBQ Grill with Braser...
82
-10% \$1,619⁰⁰
List: \$1,799.00

Product description

HEAVY-DUTY STEEL CONSTRUCTION:

Proudly made in the USA and built to last, this standard park grill is made from thick, high-quality steel to withstand extreme temperatures, frequent use, and all weather conditions.

ADJUSTABLE GRATE FOR HEAT CONTROL:

Easily adjust the cooking grate to your desired height, giving you precise control over heat and cooking results for perfect meals every time.

SPACIOUS COOKING SURFACE:

Features a large 300 square inch cooking grate that provides ample space to grill multiple items at once, perfect for family picnics, camping trips, and community events.

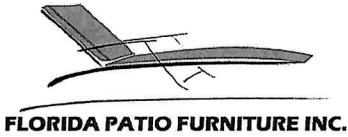
SECURE IN-GROUND MOUNTING:

Designed for permanent installation, the in-ground post provides stability and safety, ensuring the grill remains firmly in place during use while also being theft-deterrent in public spaces.

2 of 2

EXHIBIT 8C

[RETURN TO AGENDA](#)



506 8th Street West
Palmetto, FL 34221

Estimate

Date	Estimate #
1/28/2026	31304

Name / Address
Ballantrae CDD 17611 Mentmore Blvd Land O lakes, FL 34638 Garry Kubler - 813-345-8565 ballantrae2@tampabay.rr.com

Ship To
Ballantrae CDD 17611 Mentmore Blvd Land O lakes, FL 34638 Garry Kubler - 813-345-8565 ballantrae2@tampabay.rr.com

P.O. No.	Terms	Due Date	Rep	FOB
12826Garry	50%DN Bal due up...	1/28/2026	Anna	Palmetto

Item	Quantity	Description	Cost	Total
Aluminum Top MAT7.5	9	New 18" Aluminum Tops	54.00	486.00T
	2	(845FMA) 7.5 ft. Commercial Resort Umbrella, 8 Fiberglass Rib, Crank AUTO TILT Market Umbrella With Wind Vents Frame: Weathervein Umbrella Pole: Bronze Umbrella Fabric: Linen	595.35	1,190.70T
Freight		Shipping Charge	125.00	125.00

Subtotal		\$1,801.70
Sales Tax (0.0%)		\$0.00
Total		\$1,801.70

Phone #	Fax #
941-722-5643	941-723-9223

EXHIBIT 9

[RETURN TO AGENDA](#)

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT REGARDING THE ELECTION OF BOARD MEMBERS IN THE UPCOMING GENERAL ELECTION.

WHEREAS, the Ballantrae Community Development District ("**District**") is a local unit of special-purpose government situated in Pasco County, Florida (the "**County**");

WHEREAS, the Board of Supervisors of the District (the "**Board**") is the governing body of the District and each Board member is elected or appointed to a specific seat on the Board and the terms are staggered so that there is always an election every 2 years for certain seats on the Board;

WHEREAS, Section 190.003(17), *Florida Statutes* defines a "**qualified elector**" as someone who is at least 18 years of age, a citizen of the United States, a legal resident of Florida and of the District, and who registers to vote with the County Supervisor of Elections where the District is located;

WHEREAS, after the transition to qualified elector seats each Board member has a 4-year term and as their term expires their seats will be for election pursuant to Sections 190.006(3)(a) 2.b. and 2.c, *Florida Statutes*;

WHEREAS, the following Board seats will be up for election in the upcoming General Election and all seats will have 4-year terms:

Seat No. 1, Currently held by Cecilio Thomas

Seat No. 2, Currently held by Richard Levy

Seat No. 3, Currently held by Chris Milano

NOW, THEREFORE BE IT RESOLVED BY THE BOARD THAT:

Section 1. General Election. The seats designated above will be up for election in the upcoming General Election (with election day being the first Tuesday of November) by the qualified electors residing within the boundaries of the District.

Section 2. Qualifying Period. The period of qualifying as a candidate to serve as a member on the Board is noon, Monday June 8, 2026 through noon, Friday June 12, 2026. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3)(b), *Florida Statutes*. Interested candidates should contact the County Supervisor of Elections for further information.

Section 3. Conduction and Procedure of Election.

- a. Other than supplying the seats up for election to the County Supervisor of Elections, the District is not involved in the election.
- b. The election shall be conducted according to the requirements of general law and law governing special district elections.
- c. Candidates seeking election shall conduct their campaigns in accordance with the provisions of Chapter 106, *Florida Statutes* and shall file qualifying papers and qualify for individual seats in accordance with Section 99.061, *Florida Statutes*.
- d. The election shall be held at the precinct polling places designated by the County Supervisor of Elections.
- e. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, *Florida Statutes*.

- f. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, *Florida Statutes*.
- g. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 *Florida Statutes*.

Section 4. Election Costs. The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, *Florida Statutes*.

Section 5. Effective Date and Transmittal. This Resolution shall become effective upon its passage and the District Manager is authorized to transmit a copy of this Resolution to the County Supervisor of Elections.

This Resolution is duly passed and adopted on February 19, 2026.

Attest:

**Ballantrae Community
Development District**

Print Name:

☐ Secretary / ☐ Assistant Secretary

Print Name:

☐ Chairperson / ☐ Vice Chairperson

EXHIBIT 10

[RETURN TO AGENDA](#)

**MINUTES OF 01/15/26 REGULAR MEETING
BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development District was held Thursday, January 15, 2026 at 6:30 p.m. at Ballantrae Community Center, 17611 Mentmore Blvd., Land O’Lakes, Florida 34638. The public was able to listen and/or participate in-person or live via conference.

I. Call to Order and Roll Call

The meeting was called to order by the District Manager Ms. Thibault. Roll was called and a quorum was confirmed with the following Supervisors present:

Richard Levy..... Board of Supervisors, Chairman
Kendrick Miller.....Board of Supervisors, Assistant Secretary
Brian GiacobbeBoard of Supervisors, Assistant Secretary

Also present were:

Patricia Thibault..... District Manager, Haven Management Solutions
Joe O’ReillyField Manager, Haven Management Solutions
Kevin Hillier Account Manager, Steadfast
Greg Woodcock (via virtual means)..... District Project Manager, Stantec

It was acknowledged that a quorum was established with the Chair Levy, Supervisor Miller, and Supervisor Giacobbe present in person.

II. Audience Questions and Comments on Agenda Items (limited to 3 minutes per individual)

- Kaylee Barnhill, the Kids Coordinator at the Bay Hope Church Land O’ Lakes Campus, was looking for space to hold an hour-long event called Mommies and Minis once a month. She explained the event to be similar to toddler time at the library, essentially time for moms to get together with their children and build relationships. She informed the Board of her affiliation with Bay Hope Church, confirming that they are a non-denominational church. Ms. Barnhill informed the Board that neither she nor anyone involved in the program are residents of Ballantrae, though one of their staff leaders claimed to have previously worked at the district. She also confirmed that the event will be free. Ms. Chairman Levy advised her to reserve her date on the calendar as a non-resident and pay that fee. If it’s a recurring event, the office will probably just hold onto the check until the events are over. He suggested she reach out to Mr. O’Reilly, as he can get her the information she needed.
- Maintenance team member Eugne Clawson introduced himself.
- An audience member identified herself as Carlina [Santana], noting for the Board that she works with Ms. Barnhill. She stated that she is also in need of a location for their student ministry to meet for 4 hours every Wednesday until the end of the school year. She advised that the event would be Christian and Bible-based. She was looking for the dates February 18th through the end of May. She was warned to keep an eye on the kids in the program and advised to speak with Mr. O’Reilly about getting a deposit scheduled.

III. Vendor & Professional Reports

A. Stantec – Project Manager Greg Woodcock

1. Status Update on Clubhouse Project

Mr. Woodcock informed the Board that he had attended the kickoff meeting for the Clubhouse Edition with Supervisor Milano and the architect. They reviewed the layout, with Supervisor Milano providing questions and concerns about the project. Mr. Woodcock mentioned the budget as an outstanding item but advised the Board to return to the topic during the next meeting when they’ll have the cost of the building, an estimate for the site, and cost of development.

Mr. Woodcock committed to supplying the Board with the current layout, and the changes and recommendations brought by Supervisor Milano at the next meeting.

B. Steadfast Environmental Report

2. Conservation Area Inspection Report

Mr. Hillier covered the main points of the report, reiterating to the Board that there were some weeds coming up, but that the buffer zones remained relatively clear. Chairman Levy stated during their last meeting, Steadfast had advised they were going to take care of all the dead material from spraying the cattails. Chairman Levy asked that a reminder be sent. He also noted that a good job was done in many of the areas that had been sprayed, but they didn't clean up where they had sprayed the buffer in visible areas.

Supervisor Miller asked for clarification on the drain topic on page 18. Chairman Levy responded, informing the Board they were speaking of the drain issue where it had been determined a resident was not at fault/causing said issue. Mr. Hillier answered him, noting that Mr. Kubler had inferred the erosion and wet areas were from the pipe.

Chairman Levy advised the Board that a lot of the erosion likely came from the pipe from the pool. Ms. Thibault requested the address so a cease-and-desist letter can be sent to mitigate future erosion issues. The Board discussed the proper way to drain a pool to avoid erosion. Chairman Levy advised the Board that according to the bylaws, the pool is supposed to be drained out through the driveway into the street.

Mr. Hillier brought his concerns over the flowers at the front entrance to the table. He mentioned that the numerous lights "up there" will be a saving grace at night, hopefully keeping off a lot of the frost. He also expressed concerns about certain plants (Gold Mounds – yellow shrubs) browning if the freeze gets too heavy. Mr. Hillier informed the Board of his intention to visit all the properties on the following Monday or Tuesday to document what needs to be done. He noted that he doesn't plan to touch the flowers, as they are likely to freeze again, potentially causing more damage if he were to mess with them now. He mentioned working on the boulevard. Chairman Levy expressed his lack of qualms in replacing the Gold Mounds if they die, claiming it too much of a hassle to maintain. Mr. Hillier suggested Sunshine Ligustrum instead, as it can take the cold better, doesn't have thorns, and is easy to maintain. The Board would require a proposal for replacement. Mr. Hillier advised Ms. Thibault that Gold Mounds are not drought tolerant, and recommended American Holly as a thorny, drought tolerant alternative.

Mr. Hillier mentioned a work order he received from Mr. O'Reilly regarding a tree he was supposed to check out. He reiterated his plan to come through on Monday, after the freezes are over, and document everything so the Board and district management can have it. Ms. Thibault informed the Board that their plant material is not insured.

A comment was made regarding the leaves and branches left on the ground. Ms. Thibault requested photos of the issues. The Board mentioned sending a letter regarding the issue.

3. Waterway Inspection Report

The Waterway Inspection Report was presented.

C. Steadfast Maintenance Division

1. Presentation & Discussion of Maintenance Report Amenity Manager

Ms. Thibault reminded the Board of the newly installed biometric time clock that keeps track of the comings and goings of the amenity team. It operates by thumbprint. Ms. Thibault advised the Board of issues with no punch-ins, late punch-ins, and early punch-outs. As such, they installed a new system requiring employees to text Ms. Thibault if they are sick or going to be late. Chairman Levy and Ms. Thibault informed the Board of the missing/late employees this week, listing them as Gary Kubler and Elliot Farmer. Mr. Farmer used his PTO after the fact. Ms.

Thibault informed the Board that one individual was 42 minutes late and had left his cell phone at a gas station. The other individual messaged her at 5:32pm to tell her he was not coming in because he had left his cell phone at a side job.

The Board advised Ms. Thibault that this has been a long-standing, recurring issue that has only recently been starting to get better, likely due to the time clock. Even with the time clock installed, the Board shared that it has been starting to get weird again.

Chairman Levy mentioned he had already spoken to Mr. Farmer about punching in, as he would neglect to punch in or out or both. He informed the Board that he had not spoken to Mr. Kubler about this issue yet, but that he usually has a good reason as to why he is not there. They are on the threshold of starting write-ups for employees who continue to perpetuate this issue. As to next measures, Ms. Thibault informed the Board that they have already purchased AirTags for Android phones (as most of the amenity team uses Android phones), and they are going to have them place the AirTags on the keys as she had been hearing rumors of amenity team members driving off to take naps.

Supervisor Giacobbe questioned when the time clock first went into effect, to which Ms. Thibault responded about 4 months (since September). The Board discussed the time sheet issues further, using Mr. Elliot as an example. Ms. Thibault explained the way the time-sheets and payment work to the Board. She informed the Board that the AirTags are on their way, that they are going to install them on the keys once they arrive, and that she intends to come back with an employee handbook

Ms. Thibault then reminded the Board of their responsibility to decide what days are scheduled off, using this last year as an example. She explained that due to everyone having New Years Eve and New Years Day off, they had to pay someone overtime to come in and clean the pool. Her suggestion was to make it a half day, that way someone can come in to clean it at their normal rate and then have the rest of the day off. Chairman Levy suggested just closing the pool, to which Ms. Thibault agreed before reiterating that the Board is going to need to make that decision. She mentioned the Board will also have to decide what to do about lunches, as typically the amenity team is not charged because they bring their own food and eat quickly. However, Ms. Thibault mentioned attempting to get in touch with Mr. Kubler for a task and being unable to because he was at McDonalds. She also advised the Board to decide whether to name Mr. Kubler as an amenity supervisor or not. Ms. Thibault discussed establishing a better division of labor and reiterated the plan moving forward to hold more accountability. She informed the Board that the AirTags were a \$100 purchase. A comment was made, asking if any members of the amenity team are likely to leave the job if they perceived the AirTags to be for more than tracking the keys, to which Ms. Thibault assured the Board that she has been softly finding people who can cover.

2. Consideration of Steadfast Proposals:

There were no Steadfast Proposals to consider.

D. Amenity Manager

1. Consideration of Proposals for Tennis Court Resurface

o Court Projects - \$86,986

Will include the fence, research, sealing the court, and fixing the practice. The Board was informed that this was the cheapest option of the fence contractors they were looking into. Chairman Levy inquired as to the amount left in reserves if they transferred funds from the basketball court. To which, Ms. Thibault answered, informing the Board that Mr. Woodcock will be bringing numbers to the next meeting. She asked the Board if they'd like to wait until the next meeting to see what the numbers are, and a member of the Board told her no, this fence needs to be repaired. They confirmed that the funding for this project will come out of the reserves rather than the clubhouse money. The Board briefly discussed previous work done to the court, before discussing the current state of it. One supervisor suggestion was to use the basketball

court reserve money for the tennis court and allow the basketball court reserve to grow until the building is done.

On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board Approved the Proposal for Tennis Court Resurface for \$38,986 Funded from the District's Reserve Accounts for the Ballantrae Community Development District.

Ms. Thibault reiterated the importance of a very tight contract for this project.

2. Consideration of Additional Maintenance Proposals

- Consideration of Proposal for Concrete Work – U Need Concrete \$3,500

The Board discussed one proposal, all sidewalks for \$74,000 before moving on to a proposal at \$3,500.

Ms. Thibault asked for better details on the \$3,500 concrete grinding proposal. The Board suggested someone besides Mr. Kubler handle this project moving forward as he was the lead on the project and failed to follow through.

On a MOTION by Supervisor Miller, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board Approved the Proposal for Concrete Work with U Need Concrete Totaling \$3,500 for the Ballantrae Community Development District.

- Consideration of Proposal for Office Chair - \$79.59 – Amazon

On a MOTION by Supervisor Miller, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board Approved the Proposal for Office Chair totaling \$79.59 from Amazon for the Ballantrae Community Development District.

- Consideration of Proposal for Parking Lot Painting - \$310.17 – Ballantrae Amenity Team

This was brought up from the previous meeting, where it was mentioned that members of the amenity team could paint the lot, they just need to buy the equipment. The Board discussed the amenity teams' previous paintjob (the curbs), noting that it didn't look great, but it did look better. A comment was made, reassuring the Board that this is not intended to be a permanent fix, but something to tide them over for now.

On a MOTION by Supervisor Miller, SECONDED by Chairman Levy, WITH ALL IN FAVOR, the Board Approved the Proposal for Parking Lot Painting Totaling \$310.17 by the Ballantrae Amenity Team for the Ballantrae Community Development District.

- Consideration of Parking Lot Sealing

Tabled until the new amenity center is in.

- Consideration of Proposal for Clubhouse Painting - \$13,985 – Polson Painting

Ms. Thibault informed the Board that they would probably need 3-4 coats of paint to cover the old brown. The Board discussed color options, bouncing around different shades of blue and gray. The Board also spent some time trying to locate shade 7017 as a viable option. Ms. Thibault suggested grabbing a quart of paint, one for each of the colors they are interested in, so they can paint some stripes before the next meeting to ensure everyone likes the colors. A member of the Board raised concerns over the color of the trim. They debated shades of blue and gray, labelled as 7017 and 16796. The Board mentioned making sure Supervisor Milano has a say in choosing the paint.

IV. District Manager

The Trespass Agreement with Pasco County Sheriff has been updated for the new year.

V. Administrative Items

1. Consideration for Acceptance: Minutes of the Regular Meeting of Board of Supervisors Held December 18, 2025

Ms. Thibault mentioned having a new employee create an approval listing, so the Board is always aware of what they've approved.

On a MOTION by Supervisor Giacobbe, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board Accepted the Minutes of the Regular Meeting of Board of Supervisors Held December 18, 2025 for the Ballantrae Community Development District.

2. Consideration for Approval: The November 2025 Unaudited Financial Statements

The November 2025 unaudited financial statements were presented and reviewed. The District Manager discussed the year-end financial position, rollover amounts, and overall budget performance, noting that the tax collector had been pushing out their assessments much quicker, so the District had about \$100,000 come in this month from her assessments. Ms. Thibault informed the Board that they usually have 90% of the assessments by February. Following discussion, the Board approved the September 2025 unaudited financial statements by motion.

On a MOTION by Chairman Levy, SECONDED by Supervisor Miller, WITH ALL IN FAVOR, the Board Approved the November 2025 Unaudited Financial Statements for the Ballantrae Community Development District.

3. Ratification of Kubota Truck Repairs – \$499.82 Florida Coast Equipment

The Board reviewed ratification items for work previously completed to address operational and maintenance needs.

On a MOTION by Supervisor Miller, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board Approved the Ratification of Kubota Truck Repairs for \$499.82 by Florida Coast Equipment for the Ballantrae Community Development District.

VI. Audience Comments New Business Items *(limited to 3 minutes per individual)*

There were no audience comments on new business items.

VII. Supervisor Requests

Supervisor requests were discussed, including the condition of District facilities and upcoming maintenance activities. Discussion included the “dirt pile,” a side effect of some sort of maintenance/line repair.

Additional discussion included the status and purpose of the fence by the big water pipe. The Board discussed a hole in the fence that a resident has been walking their dog in. Direction was given to follow up with the appropriate vendors regarding these items.

201 **VIII. Adjournment**

202 There being no further business, the meeting was adjourned

203 On a MOTION by Chairman Levy, SECONDED by Supervisor Giacobbe, WITH ALL IN FAVOR, the Board Adjourned
204 the Meeting for the Ballantrae Community Development District.

205
206 ~Any individual who wishes to appeal a decision made by the Board with respect to any matter considered at this meeting
207 is hereby advised that they may be responsible for ensuring that a verbatim record of the proceedings is made, including
208 all testimony and evidence upon which the appeal is based.~
209
210
211

212
213 _____
214 **Signature**
215
216
217
218 _____

219 **Printed Name** ☐ Secretary ☐ Assistant Secretary
220
221
222

212
213 _____
214 **Signature**
215
216
217
218 _____

219 **Printed Name** ☐ Chairman ☐ Vice Chairman
220
221
222

EXHIBIT 11

[RETURN TO AGENDA](#)

Ballantrae Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
December 31, 2025**

Ballantrae CDD
Balance Sheet
December 31, 2025

Ballantrae CDD				
	GENERAL FUND	RESERVE FUND	DS-2015 FUND	TOTAL
1 ASSETS:				
2 CASH - OPERATING ACCTS	\$ 1,322,076	\$ -	\$ -	\$ 1,322,076
3 CASH - OPERATING ACCTS-RESTRICTED	-	-	-	-
4 CASH - OPERATING SOUTHSTATE	24,987	-	-	24,987
5 CASH - DEBIT CARD SOUTHSTATE	663	-	-	663
6 PETTY CASH	400	-	-	400
7 INVESTMENTS:				
8 ASSET RESERVE	-	615,682	-	615,682
9 EMERGENCY RESERVE	-	282,567	-	282,567
10 PARK DEVELOPMENT	-	1,112,682	-	1,112,682
11 BILL PAYMENT RESERVE	-	136,045	-	136,045
12 SINKING FUND-SERIES 2015	-	-	-	-
13 REVENUE-SERIES 2015	-	-	129,321	129,321
14 RESERVE-SERIES 2015	-	-	221,361	221,361
15 PREPAYMENT-SERIES 2015	-	-	-	-
16 INTEREST-SERIES 2015	-	-	-	-
17 ACCOUNTS RECEIVABLE	4,141	-	-	4,141
18 ALLOWANCE FOR UNCOLLECTED DEBT	(93)	-	-	(93)
19 ASSESSMENTS RECEIVABLE -ON ROLL	76,634	-	41,629	118,263
20 ASSESSMENTS RECEIVABLE -EXCESS FEES	-	-	-	-
21 DUE FROM OTHER FUNDS	143,226	195,853	518,806	857,885
22 DEPOSITS	1,175	-	-	1,175
23 PREPAID ITEMS	4,367	-	-	4,367
24 TOTAL ASSETS	\$ 1,577,575	\$ 2,342,829	\$ 911,117	\$ 4,831,521
25 LIABILITIES:				
26 ACCOUNTS PAYABLE	\$ 26,612	\$ -	\$ -	\$ 26,612
27 DUE TO OTHER FUNDS	714,659	143,226	-	857,885
28 RENTAL DEPOSITS	-	-	-	-
29 ACCRUED PAYABLE	14,019	-	-	14,019
30 DEFERRED REVENUE ON-ROLL	76,634	-	41,629	118,263
31 FUND BALANCE:				
32 NON SPENDABLE (Deposits & Prepaid)	5,542	-	-	5,542
33 ASSIGNED	-	2,199,603	-	2,199,603
34 RESTRICTED FOR DEBT SERVICE	-	-	869,488	869,488
35 UNASSIGNED	740,109	-	-	740,109
36 TOTAL LIABILITIES & FUND BALANCE	\$ 1,577,575	\$ 2,342,829	\$ 911,117	\$ 4,831,521

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2025 Ending December 31, 2025

	FY 2026 BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
1 O&M REVENUES:					
2 LANDOWNER ASSESSMENTS (NET)	\$ 1,024,661	\$ 409,864	\$ 948,025	\$ 538,161	93%
3 EXCESS FEES CARRYFORWARD PREVIOUS YEARS	-	-	-	-	0%
4 CARRYOVER FROM PREVIOUS YEARS (FUND BALANCE FORWARD)	118,252	-	-	-	0%
5 OTHER INCOME	-	-	13,683	13,683	0%
6 TRANSFER IN FROM RESERVE FUND	-	-	285,927	285,927	0%
7 O&M TOTAL REVENUES:	1,142,913	409,864	1,247,634	837,770	109%
8 O&M ADMINISTRATIVE EXPENDITURES:					
BOARD OF SUPERVISORS					
9 SUPERVISOR STIPENDS	14,000	3,500	2,200	1,300	16%
10 NEWSLETTER - PRINT & MAILING	-	-	-	-	0%
11 WEBSITE SERVER & NAME	2,015	2,015	-	2,015	0%
12 PUBLIC OFFICIALS LIABILITY INSURANCE	# 3,731	3,731	3,515	216	94%
13 ADMINISTRATIVE SERVICES	-	-	-	-	0%
14 DISTRICT MANAGEMENT	55,000	13,750	9,667	4,083	18%
15 FINANCIAL CONSULTING SERVICES	-	-	-	-	0%
16 ACCOUNTING SERVICES	-	-	-	-	0%
17 DISTRICT ENGINEER	18,000	4,500	897	3,603	5%
18 DISTRICT COUNSEL	10,000	2,500	1,574	927	16%
19 ANNUAL FINANCIAL AUDIT	4,400	1,100	-	1,100	0%
20 DISCLOSURE REPORT	-	-	-	-	0%
21 TRUSTEES FEES	4,507	1,127	-	1,127	0%
22 PROPERTY APPRAISER FEE	150	150	-	150	0%
23 LEGAL ADVERTISING	1,500	375	-	375	0%
24 ARBITRAGE REBATE CALCULATION	475	119	-	119	0%
25 DUES, LISCENSES AND FEES	1,200	300	285	15	24%
26 COMPLIANCE WITH ADA	-	-	-	-	0%
27 PROPERTY TAX IN ARREARS	-	-	-	-	0%
28 ADMINISTRATIVE CONTINGENCY	-	-	-	-	0%
29 O&M ADMINISTRATIVE TOTAL:	114,978	33,167	18,137	15,029	16%

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2025 Ending December 31, 2025

	FY 2026 BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
30 INSURANCE		-	-	-	
31 GERNERAL LIABILITY	5,037	5,037	4,746	291	94%
32 PROPERTY CASUALTY	23,657	23,657	23,799	(142)	101%
33 INSURANCE TOTAL	28,694	28,694	28,545	149	99%
34 UTILITY SERVICES					
35 ELECTRIC UTILITY SERVICES	40,000	10,000	7,475	2,525	19%
36 ELECTRIC UTILITY - RECREATION FACILITIES	20,000	5,000	4,585	415	23%
37 ELECTRIC STREET LIGHTING	121,000	30,250	29,095	1,155	24%
38 UTILITY - WATER - CLUBHOUSE & POOLS	16,000	4,000	3,923	77	25%
39 STORMWATER ASSESSMENT	2,400	600	1,769	(1,169)	74%
40 UTILITY SERVICES SUBTOTAL	199,400	49,850	46,847	3,003	23%
45 LAKES/PONDS & LANDSCAPE					
46 AQUATIC CONTRACT	38,076	9,519	9,519	(0)	25%
47 WETLAND BUFFER SPRAY CONTRACT	16,800	4,200	4,200	-	25%
48 FOUNTAIN REPAIRS & MAINTNANCE	3,500	875	6,483	(5,608)	185%
49 MITIGATION AREAS: MONITOR & MAINTAIN	1,500	375	-	375	0%
50 LAKE/POND REPAIRS	-	-	-	-	0%
51 INSTALL/REPLACE AQUATIC PLANTS	5,000	1,250	-	-	0%
52 LANDSCAPE MAINTENANCE CONTRACT	159,900	39,975	38,433	1,543	24%
53 LANDSCAPE - SECONDARY CONTRACTS	51,200	12,800	32,780	(19,980)	64%
54 IRRIGATION REPAIRS AND MAINTENANCE	14,000	3,500	2,910	590	21%
55 REPLACE PLANTS, MULCH & TREES	15,000	3,750	4,800	(1,050)	32%
56 SOD & SEED REPLACEMENT	10,000	2,500	-	2,500	0%
57 EXTRA MOWINGS DURING RAINY SEASON	1,000	250	-	250	0%
58 RUST PREVENTION FOR IRRIGATION SYSTEM	12,000	3,000	895	2,105	7%
59 FIELD MISCELLANEOUS	-	-	-	-	0%
60 LAKES/PONDS & LANDSCAPE TOTAL	327,976	81,994	100,020	(18,026)	30%

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2025 Ending December 31, 2025

	FY 2026 BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
61 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS					
62 ENTRY & WALLS MAINTENANCE	2,000	500	275	225	14%
63 STREET/DECORATIVE LIGHT MAINTENACE	1,000	250	-	250	0%
64 SIDEWALK REPAIR & MAINTENANCE	1,500	375	-	375	0%
65 EMPLOYEE - SALARIES	152,880	38,220	38,473	(253)	25%
66 EMPLOYEE - P/R TAXES	13,695	3,424	3,031	393	22%
67 EMPLOYEE - WORKERS COMP	4,620	4,620	4,633	(13)	100%
68 PAYROLL PROCESSING FEES	1,900	475	530	(55)	28%
69 EMPLOYEE- HEALTH & PHONE STIPENDS	14,400	3,600	3,600	-	25%
70 MILEAGE	1,000	250	-	250	0%
71 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS	192,995	51,714	50,542	1,172	26%
72 CLUBHOUSE & SAFETY & SECURITY					
73 PARK/FIELD REPAIRS	-	-	-	-	0%
74 CLUBHOUSE FACILITY MAINTENANCE	12,000	3,000	5,878	(2,878)	49%
75 CLUBHOUSE TELEPHONE/INTERNET/FAX	5,500	1,375	1,275	100	23%
76 MISCELLANEOUS SUPPLIES (INCLUSIVE OF DEBIT CARD)	-	-	-	-	0%
77 SECURITY - OTHER (GATE SERVICE)	1,000	250	-	250	0%
78 POOL/FOUNTAIN/SPALSH PAD MAINTENANCE	20,000	5,000	3,267	1,733	16%
79 POOL PERMITS	750	750	-	750	0%
80 SEASONAL LIGHTING	14,000	14,000	6,625	7,375	47%
81 PEST CONTROL	520	520	800	(280)	154%
82 CLUBHOUSE EXTERIOR FURNISHINGS	-	-	-	-	0%
83 CLUBHOUSE CLEANING	-	-	-	-	0%
84 CLUBHOUSE MISCELLANEOUS	10,000	2,500	3,526	(1,026)	35%
85 PART-TIME LAW ENFORCEMENT DETAILS	35,000	8,750	7,920	830	23%
86 SALARY FOR SUMMER MONITOR AT BOTH POOLS	23,500	5,875	-	5,875	0%
87 EMPLOYEE P/R TAXES	2,000	500	-	500	0%
88 EMPLOYEE WORKER'S COMP	1,300	325	-	325	0%
89 VIDEO SURVEILLANCE	1,300	325	-	325	0%
90 CLUBHOUSE & SAFETY & SECURITY	126,870	43,170	29,291	13,879	23%

Ballantrae CDD
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2025 Ending December 31, 2025

	FY 2026 BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE YTD vs Actual YTD FAV (UNFAV)	YTD % ACTUAL / AMENDED
101 O&M CONTINGENCY & CAPITAL PROJECTS					
102 O&M CONTINGENCY	50,000	-	54,784	(54,784)	110%
103 ENTRANCES & OTHER PLANT REPLACEMENT	-	-	-	-	0%
104 WALL & STRUCTURE PAINTING	-	-	-	-	0%
105 INVASIVE & UNDESIRABLE PLANT REMOVAL	-	-	-	-	0%
106 O&M CONTINGENCY TOTAL	50,000	-	54,784	(54,784)	110%
		-	-	-	
107 TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	1,040,913	288,588	328,165	(39,577)	32%
108 EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.	102,001	121,277	919,470	798,193	901%
109 OTHER FINANCING SOURCES AND (USES)					
110 RESERVES TRANSFERS OUT-OTHER FINANCING USES					
111 EMERGENCY RESERVE	-	-	-	-	0%
112 ASSET RESERVE	82,000	-	35,000	(35,000)	43%
113 BILL PAYMENT RESERVE	-	-	98,421	(98,421)	0%
114 PARK DEVELOPMENT RESERVE	20,000	-	99,980	(99,980)	500%
115 TOTAL OTHER FINANCING SOURCES AND (USES)	102,000	-	233,401	(233,401)	229%
		-	-	-	0%
116 O&M TOTAL EXPENDITURES	1,142,913	288,588	561,566	(272,978)	49%
117 NET CHANGE IN FUND BALANCE	-	121,277	686,068	564,792	0%
118 NET CHANGE IN FUND BALANCE	-	121,277	686,068	564,792	0%
119 BEGINNING FUND BALANCE GENERAL FUND			59,583		
120 LESS FUND BALANCE FORWARD			-		
121 ENDING FUND BALANCE GENERAL FUND			745,651		
122 ENDING FUND BALANCE - RESERVE FUND (Stmt 2)			-		
123 TOTAL FUND BALANCE - GENERAL & RESERVE FUNDS					
124 ADJUSTED FUND BALANCE	\$ -	\$ -	\$ 745,651	\$ -	

Ballantrae CDD
Reserve Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2025 Ending December 31, 2025

	FY 2025 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUES:				
2 INTEREST REVENUE	\$ -	\$ -	\$ 15,738	\$ 15,738
3 ASSET RESERVE	-	-	-	-
4 PARK DEVELOPMENT	-	-	-	-
5 EMERGENCY RESERVE	-	-	-	-
6 BILL PAYMENT RESERVE	-	-	-	-
7 TRANSFER IN	-	-	198,401	198,401
8 FUND BALANCE FORWARD - PARK DEVELOPMENT	15,000	-	-	-
TOTAL REVENUE	15,000	-	214,139	214,139
9 RESERVES EXPENDITURES:				
10 EMERGENCY RESERVE	-	-	-	-
11 ASSET RESERVE	-	-	-	-
12 PARK DEVELOPMENT RESERVE	15,000	15,000	30,805	(15,805)
13 PROJECTS	-	-	99,980	99,980
14 TOTAL RESERVE EXPENDITURES	15,000	15,000	130,785	84,175
15 EXCESS OF REVENUE OVER(UNDER)EXPENDITURES	-	-	83,354	298,314
16 OTHER FINANCING SOURCES SOURCES (USES)				
17 TRANSFER IN - PARK DEVELOPMENT	20,000	-	-	-
18 TRANSFER IN (OUT)- ASSET RESERVE	82,000	-	(250,927)	(250,927)
19 INCREASE IN FUND BALANCE	(102,000)	-	-	-
31 TRANSFER IN (OUT) - EMERGENCY RESERVE	-	-	-	-
32 TOTAL OTHER FINANCING SOURCES SOURCES (USES)	-	-	(250,927)	(250,927)
33 NET CHANGE IN FUND BALANCE	-	-	(167,572)	
34 FUND BALANCE BEGINNING			2,367,175	
35 FUND BALANCE FORWARD USE			-	
36 FUND BALANCE ENDING			\$ 2,199,603	

Ballantrae CDD
Debt Service Fund -Series 2015
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period Beginning October 1, 2025 Ending December 31, 2025

	FY 2025 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
1 REVENUE				
2 ASSESSMENT - ON-ROLL	\$ 556,611	\$ 55,661	\$ 514,982	\$ 459,321
3 ASSESSMENT - EXCESS FEES	-	-	-	-
4 PREPAYMENT REVENUE	-	-	-	-
5 INTEREST EARNINGS	-	-	3,917	3,917
6 TOTAL REVENUE	556,611	55,661	518,900	463,239
EXPENDITURES				
7 INTEREST NOV 2025	81,313	81,313	82,660	(1,347)
8 INTEREST MAY 2026	75,639	-	-	-
9 PREPAYMENT	-	-	5,000	(5,000)
10 PRINCIPAL PAYMENT MAY 2026	395,000	-	-	-
11 TOTAL CONTINGENCY	551,952	81,313	87,660	(6,347)
12 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	4,659	(25,652)	431,239	456,891
13 OTHER FINANCING SOURCES				
14 TRANSFER-IN	-	-	-	-
15 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
16 NET CHANGE IN FUND BALANCE	4,659	(25,652)	431,239	456,891
17 FUND BALANCE - BEGINNING	-	-	438,249	438,249
18 FUND BALANCE - ENDING	\$ 4,659	\$ (25,652)	\$ 869,488	\$ 895,140

Ballantrae CDD
Bank Reconciliation
December 31, 2025

	<u>HB Acct</u>
Balance Per Bank Statement	\$ 1,324,543.47
Less: Outstanding Checks	(2,467.89)
Deposits in Transit	-
<i>Adjusted Bank Balance</i>	<u><u>\$ 1,322,075.58</u></u>
Beginning Cash Balance Per Books	\$ 164,228.73
Deposits / Transfer	1,313,614.24
Cash Disbursements	(155,767.39)
<i>Balance Per Books</i> <i>(Cash Operating Acct.)</i>	<u><u>\$ 1,322,075.58</u></u>

BALLANTRAE CDD
Check Register
FY2026

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
09/30/2025		EOY Balance Hancock Bank				130,910.62
10/1/2025		2713 Anchor Stone Management, LLC	District Mgt Fees		4,583.33	126,327.29
10/1/2025		2714 Naturzone Pest Control	Monthly pest control		95.00	126,232.29
10/1/2025		2715 Steadfast Alliance, LLC	Landcape Maint		13,325.00	112,907.29
10/1/2025		2716 Florida Fountain & Equipment LLC	Fountain Maint		181.50	112,725.79
10/1/2025		2717 Naturzone Pest Control	Monthly pest control		95.00	112,630.79
10/1/2025		2718 JCS Investigations	Reference: Security Patrol		1,980.00	110,650.79
10/1/2025		2720 GK Electrical Solutions Inc	Electrical work		975.00	109,675.79
10/1/2025	10/1/2025	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		400.00	109,275.79
10/2/2025		2721 Steadfast Alliance, LLC	Aquatic Maint		4,573.15	104,702.64
10/3/2025	100325acj	Engage PEO	PR		5,939.82	98,762.82
10/4/2025		2722 Suncoast Rust Control, Inc	Monthly Water Treatment		895.00	97,867.82
10/5/2025		2723 Steadfast Alliance, LLC	Aquatic Maint		4,573.15	93,294.67
10/7/2025		2724 Egis Insurance Risk Advisors	Act 488		208.00	93,086.67
10/7/2025		2725 Poolsure	Finance Charge		39.58	93,047.09
10/8/2025		2726 Steadfast Alliance, LLC	Fountain Maint		650.00	92,397.09
10/8/2025		2727 Steadfast Alliance, LLC	irrigation repair		395.00	92,002.09
10/14/2025		2729 Arrow Exterminators Inc	Pest Control		230.00	91,772.09
10/14/2025	101425ach	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual special district fee 25-26		175.00	91,597.09
10/15/2025		2730 DCSI, Inc	emergency pull station		579.00	91,018.09
10/15/2025		2731 Steadfast Alliance, LLC	Reference: Landscape Service.		2,400.00	88,618.09
10/16/2025	10/16/2025	Florida Dept of Revenue	Sales tax		120.18	88,497.91
10/17/2025	101725ach	Engage PEO	PR		5,532.50	82,965.41
10/19/2025		2732 Straley Robin Vericker	For Professional Services Rendered Through June 30, 2025.		1,801.70	81,163.71
10/20/2025		2733 Roof X	Repairs/Maint		30,805.00	50,358.71
10/20/2025		2734 Poolsure	WM-Chem Base-Nov 2025		1,174.43	49,184.28
10/20/2025		2735 Illuminations Holiday Lighting, LLC	clubhouse sign repair/damage		275.00	48,909.28
10/20/2025	102025ach1	Pasco County Utilities Services Branch	0 Ayshire Blvd - 08/12-9/11/25		10.60	48,898.68
10/20/2025	102025ach2	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor 8/12-9/11/25		1,394.18	47,504.50
10/24/2025	102425ach	Engage PEO	BOS MTG 10-16-25		80.60	47,423.90
10/24/2025		176 Christopher Milano	BOS MTG 10-16-25		200.00	47,223.90
10/24/2025		174 Brian Giacobbee	BOS 10-16-25		184.70	47,039.20
10/24/2025		175 Richard Levy	BOS 10-16-25		200.00	46,839.20
10/24/2025	102425ach1	Duke Energy	3351 Downan Point Dr 9/3-10/1/25		30.80	46,808.40
10/24/2025	102425ach2	Duke Energy	3643 Duke Firth St 9/3-10/1/25		30.80	46,777.60
10/24/2025	102425ach3	Duke Energy	17650 Ayrshire Blvd 9/3-10/1/25		32.17	46,745.43
10/24/2025	102425ach	Duke Energy	17700 Glennapp Dr (9/3-10/1)		37.52	46,707.91
10/24/2025	102425ach	Duke Energy	17626 Glenapp Dr 9/3-10/1		82.67	46,625.24
10/24/2025	102425ach1	Duke Energy	3542 BALLANTRAE BLVD 09/3-10/1		91.20	46,534.04
10/24/2025	102425ach3	Duke Energy	2500 Ballantrae Blvd 9/3-10/1		103.08	46,430.96
10/24/2025	102425ach20	Duke Energy	17600 Stinchar Dr 9/3-10/1		117.62	46,313.34
10/24/2025	102425ach21	Duke Energy	172524 Hugh Ln 9/3-10/1		197.27	46,116.07
10/24/2025	102425ach23	Duke Energy	17611 Mentmore Blvd Rec Bldg 9/3-10/1		1,322.67	44,793.40
10/24/2025	102425ach3	Duke Energy	2800 Ballantrae Blvd Pump Pond 9/3-10/1		1,702.56	43,090.84
10/24/2025	102425ACH	Bright House Networks	17611 MENTMORE Blvd Clubhouse Sept		25.00	43,065.84
10/27/2025	102725ach	Duke Energy	2131 Ballantrae Blvd 9/3-10/1		64.44	43,001.40

BALLANTRAE CDD
Check Register
FY2026

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
10/27/2025	102725ach	Duke Energy	Reference: 17835 State Road 54 9/4-10/2		9,698.44	33,302.96
10/27/2025	10/27/2025	Duke Energy	Duke		43.25	33,259.71
10/28/2025	2736	Bandu LLC	Splash Pad-Cartridge Filter		918.54	32,341.17
10/28/2025	2737	Steadfast Alliance, LLC	Aquatic Maint		4,573.15	27,768.02
10/29/2025	102925ACH	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		400.00	27,368.02
10/31/2025	103125ach	Engage PEO	PR 10-31-25		5,578.86	21,789.16
10/31/2025			Deposit	35,000.00		56,789.16
10/31/2025				35,000.00	109,121.46	56,789.16
11/1/2025	110125ach	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		400.00	56,389.16
11/3/2025	2738	JCS Investigations	Reference: Security Patrol		1,980.00	54,409.16
11/3/2025	2739	Anchor Stone Management, LLC	District Mgt Fees		4,933.33	49,475.83
11/3/2025	2740	Anchor Stone Management, LLC	Temp on site Manager		1,800.00	47,675.83
11/3/2025	2741	Steadfast Alliance, LLC	Landcape Maint		13,325.00	34,350.83
11/3/2025	2742	Steadfast Alliance, LLC	Aquatic Maint		4,573.15	29,777.68
11/6/2025	2743	Arrow Exterminators Inc	Pest Control		35.00	29,742.68
11/6/2025	2744	Arrow Exterminators Inc	Pest Control		50.00	29,692.68
11/6/2025	2745	Arrow Exterminators Inc	Pest Control		90.00	29,602.68
11/6/2025			Deposit	95.56		29,698.24
11/6/2025			Deposit	8,563.16		38,261.40
11/10/2025	2746	Dibartolomeo, McBee, Hartley & Barnes, PA	Services through 9/30/24		4,200.00	34,061.40
11/10/2025			Deposit	0.14		34,061.54
11/14/2025	111425ach	Engage PEO	PR 11-14-25		6,760.07	27,301.47
11/14/2025			Deposit	59,946.33		87,247.80
11/17/2025	2747	Arrow Exterminators Inc	Pest Control		35.00	87,212.80
11/17/2025	2748	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual special district fee 25-26		175.00	87,037.80
11/18/2025	2750	Poolsure	WM-Chem Base-Dec 2025		1,174.43	85,863.37
11/20/2025			Deposit	53,964.62		139,827.99
11/21/2025	112125ach	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		1,463.17	138,364.82
11/21/2025	112125ach1	Pasco County Utilities Services Branch	0 Ayshire Blvd -		11.00	138,353.82
11/24/2025	112425ach	Bright House Networks	17611 MENTMORE Blvd Clubhouse nov		25.00	138,328.82
11/26/2025	112625ach	Duke Energy	3351 Downan Point Dr		70.46	138,258.36
11/26/2025	112625ach1	Duke Energy	17600 Stinchar Dr		140.38	138,117.98
11/26/2025	112625ach2	Duke Energy	3643 Duke Firth St		30.80	138,087.18
11/26/2025	112625ach3	Duke Energy	2500 Ballantrae Blvd		66.44	138,020.74
11/26/2025	112625ach4	Duke Energy	17626 Glenapp Dr		85.83	137,934.91
11/26/2025	112625ach5	Duke Energy	2131 Ballantrae Blvd		120.13	137,814.78
11/26/2025	112625ach6	Duke Energy	3542 BALLANTRAE BLVD		100.58	137,714.20
11/26/2025	112625ach7	Duke Energy	17650 Ayrshire Blvd		33.67	137,680.53
11/26/2025	112625ach	Duke Energy	2800 Ballantrae Blvd Pump Pond \		1,936.23	135,744.30
11/26/2025	112625ach10	Duke Energy	17700 Glennapp Dr		40.52	135,703.78
11/26/2025	112625ach11	Duke Energy	172524 Hugh Ln		212.94	135,490.84
11/26/2025	112625ach13	Duke Energy	17611 Mentmore Blvd Rec Bldg		1,408.03	134,082.81
11/26/2025			Deposit	35,481.97		169,564.78
11/27/2025	11/27/2025	Duke Energy	Duke		47.38	169,517.40
11/28/2025	112825ach	Engage PEO	PR 11-28-25		5,288.67	164,228.73
11/30/2025			Funds Transfer		40,096.95	124,131.78

BALLANTRAE CDD
Check Register
FY2026

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
11/30/2025			Funds Transfer	40,096.95		164,228.73
11/30/2025	456		To adjust restricted for DS to correct amount	8,881.89		173,110.62
11/30/2025	456		To adjust restricted for DS to correct amount		8,881.89	164,228.73
11/30/2025				207,030.62	99,591.05	164,228.73
12/1/2025	120125ach	Duke Energy	Reference: 17835 State Road 54		9,698.44	154,530.29
12/4/2025	2752	Steadfast Alliance, LLC	Aquatic Maint		1,207.50	153,322.79
12/4/2025	2753	Arrow Exterminators Inc	Pest Control		90.00	153,232.79
12/4/2025	2754	Bandu LLC	Splash Pad		3,629.97	149,602.82
12/4/2025	2755	Business Observer	Legal Advertisement		72.19	149,530.63
12/4/2025	2756	JCS Investigations	Reference: Security Patrol		1,980.00	147,550.63
12/4/2025	2757	Stantec Consulting Services Inc.	Reference: Engineering Fees 9/30/25		8,809.47	138,741.16
12/4/2025	2758	Stantec Consulting Services Inc.	Reference: Engineering Fees 10/31/25		896.82	137,844.34
12/4/2025	2759	Steadfast Alliance, LLC	Reference: Landscape Service.		2,400.00	135,444.34
12/4/2025	2760	Steadfast Alliance, LLC	Aquatic Maint		4,573.15	130,871.19
12/5/2025	2761	Roof X	Repairs/Maint- Remaining Bal Owed		34,035.00	96,836.19
12/5/2025	120525acj	Engage PEO	BOS MTG		305.90	96,530.29
12/5/2025	180	Christopher Milano	BOS MTG		200.00	96,330.29
12/5/2025	179	Richard Levy	BOS		200.00	96,130.29
12/5/2025	177	Brian Giacobbee	BOS		184.70	95,945.59
12/5/2025			Deposit	1,166,843.48		1,262,789.07
12/7/2025	2762	Illuminations Holiday Lighting, LLC	Holiday lights		6,625.00	1,256,164.07
12/7/2025	2763	Roof X	Repairs/Maint		700.00	1,255,464.07
12/7/2025	2764	Steadfast Alliance, LLC	irrigation maint		160.00	1,255,304.07
12/7/2025	2765	Steadfast Alliance, LLC	Landcape Maint		13,325.00	1,241,979.07
12/8/2025	2766	Pasco County Tax Collector-Mike Fasano	Real Estates Taxes 2026180040000000U0		1,769.28	1,240,209.79
12/9/2025	2768	Summit Fire & Security	Reference: Fire Extinguisher Annual Inspection.		120.00	1,240,089.79
12/9/2025	2769	Summit Fire & Security	cabinet/truck		115.00	1,239,974.79
12/9/2025	2770	Summit Fire & Security	Fire Extinguisher installation		266.75	1,239,708.04
12/9/2025	2771	Arrow Exterminators Inc	Pest Control		50.00	1,239,658.04
12/9/2025	2772	Arrow Exterminators Inc	Pest Control		90.00	1,239,568.04
12/9/2025	2773	Arrow Exterminators Inc	Pest Control		35.00	1,239,533.04
12/10/2025	2774	Florida Fountain & Equipment LLC	Fountain Maint		2,808.00	1,236,725.04
12/10/2025	2775	Anchor Stone Management, LLC			1,050.00	1,235,675.04
12/10/2025	2776	Egis Insurance Risk Advisors	Ref: Policy # WC100125657		987.00	1,234,688.04
12/10/2025	2777	Steadfast Alliance, LLC	Paint Facia w/owner supplied paint		1,250.00	1,233,438.04
12/11/2025			Deposit	134,226.54		1,367,664.58
12/12/2025	121225ach	Engage PEO	PR		6,851.53	1,360,813.05
12/14/2025	2779	Signarama	signs		200.00	1,360,613.05
12/14/2025	2780	Anchor Stone Management, LLC	Temp on site Manager		300.00	1,360,313.05
12/15/2025	2781	Illuminations Holiday Lighting, LLC	track lighting repair-clubhouse		2,450.00	1,357,863.05
12/18/2025			Deposit	1,436.05		1,359,299.10
12/18/2025			Deposit	11,108.17		1,370,407.27
12/19/2025	121925acj	Pasco County Utilities Services Branch	0 Ballantrae & Mentmor		1,032.61	1,369,374.66
12/19/2025	121925ach	Pasco County Utilities Services Branch	0 Ayshire Blvd -		11.00	1,369,363.66
12/21/2025	2782	Florida Fountain & Equipment LLC	Fountain Maint-motor replacement		3,675.00	1,365,688.66
12/21/2025	2783	Steadfast Alliance, LLC	Landscape Service-mulch		21,000.00	1,344,688.66

BALLANTRAE CDD
Check Register
FY2026

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
12/21/2025	2784	Summit Fire & Security	cabinet/truck		115.00	1,344,573.66
12/21/2025	2785	Summit Fire & Security	Fire Extinguisher installation		266.75	1,344,306.91
12/24/2025	122425ach	Engage PEO	PR		6,295.85	1,338,011.06
12/24/2025	122425ach1	Engage PEO	BOS MTG		295.90	1,337,715.16
12/24/2025	184	Christopher Milano	BOS MTG		200.00	1,337,515.16
12/24/2025	183	Richard Levy	BOS		200.00	1,337,315.16
12/24/2025	181	Brian Giacobbee	BOS		184.70	1,337,130.46
12/24/2025	122425ac15h	Bright House Networks	17611 MENTMORE Blvd Clubhouse nov		25.00	1,337,105.46
12/26/2025	122625ach	Duke Energy	3351 Downan Point Dr		55.58	1,337,049.88
12/26/2025	122625ach1	Duke Energy	17600 Stinchar Dr		139.52	1,336,910.36
12/26/2025	122625ach2	Duke Energy	3643 Duke Firth St		30.80	1,336,879.56
12/26/2025	122625ach4	Duke Energy	2500 Ballantrae Blvd		165.79	1,336,713.77
12/26/2025	122625ach5	Duke Energy	17626 Glenapp Dr		85.68	1,336,628.09
12/26/2025	122625ach6	Duke Energy	2131 Ballantrae Blvd		148.07	1,336,480.02
12/26/2025	122625ach7	Duke Energy	3542 BALLANTRAE BLVD		89.69	1,336,390.33
12/26/2025	122625ach8	Duke Energy	17835 State Road 54		9,698.44	1,326,691.89
12/26/2025	122625ach9	Duke Energy	17650 Ayrshire Blvd		31.67	1,326,660.22
12/26/2025	122625ach10	Duke Energy	2800 Ballantrae Blvd		1,638.85	1,325,021.37
12/26/2025	122625ach11	Duke Energy	17700 Glenapp Dr Entry Tower		36.84	1,324,984.53
12/26/2025	122625ach12	Duke Energy	172524 Hugh Ln		199.64	1,324,784.89
12/26/2025	122625ach13	Duke Energy	17611 Mentmore Blvd Rec Bldg		1,244.10	1,323,540.79
12/28/2025	2786	Keystone Backflow Services Inc	Backflow testing		285.00	1,323,255.79
12/28/2025	2787	Straley Robin Vericker	Prof ServThrough 11/30/25		736.50	1,322,519.29
12/29/2025	12/29/2025	Duke Energy	Duke Energy		43.71	1,322,475.58
12/31/2025	123125ach	Bright House Networks	17611 Mentmore Blvd #1 CTRL ACCT		400.00	1,322,075.58
12/31/2025				1,313,614.24	155,767.39	1,322,075.58

EXHIBIT 12

[RETURN TO AGENDA](#)

Ballantrae Community Development District

c/o Haven Management Solutions
255 Primera Blvd, Suite 160
Lake Mary, FL 32746

Acceptance of Settlement Terms – Ballantrae CDD and Anchor Stone Management

Anchor Stone hereby unconditionally accepts the terms set forth in this emailed settlement offer:

1. An immediate payment of the undisputed portion of the invoice in the amount of \$2,661.29 shall be remitted by the Ballantrae Community Development District.
2. A second payment of \$1,922.04 shall be remitted upon Anchor Stone's written acceptance of the terms outline herein.

Terms of Settlement

- Upon receipt of the second installment, Anchor Stone agrees that this matter is **fully and finally resolved** and releases any and all claims, demands, or causes of action of any kind, whether known or unknown, against the District arising from or related to this matter.
- Acceptance of this settlement is effective only when confirmed in writing, via email or certified mail, by an authorized representative of Anchor Stone.
- No additional claims, including for January services or any other costs, will be acknowledged once this settlement is executed.
- The District's payment is made **in full satisfaction** of any obligations for December services and is contingent upon the acceptance of these terms.

Please confirm your acceptance in writing at your earliest convenience. Upon receipt of your written acceptance, the District will immediately remit the second installment.

Authorized Signature:

Authorized Name:

Title:

Date:

EXHIBIT 13

[RETURN TO AGENDA](#)

Court Project

PROPOSAL

TO: **Joe O' Reilly**
Ballantrae CDD
17611 Mentmore Boulevard
Land O' Lakes, FL 34638

Project: Ballantrae Fence Panel Replacement
Address: 17611 Mentmore Boulevard
Land O' Lakes, FL 34638
Date: 2/16/2026

We propose to furnish all materials, equipment, and labor, subject to any exclusions listed below, required to complete the following:

1.	Fix Fencing Panels	\$400.00
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Subtotal:	\$400.00
<i>*0% Tax:</i>	<i>\$0.00</i>
TOTAL:	\$400.00

Contractor: Andrew Stephan
Court Project LLC

2/16/2026
Date

ACCEPTANCE OF PROPOSAL: The above prices, scope, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work specified.

Client: _____
Ballantrae CDD

Date

EXHIBIT 14

[RETURN TO AGENDA](#)

Meeting Date	Vendor	2	Amount	3	Brief Item Description	Source of Funds
					Pond 28 Erosion repair provided the Proposal and Work invoices split into two: one being for the	
9/18/2025	Steadfast		\$4,800		167 Resident site pool drain related and the other for the remaining three,	General Fund
9/18/2025	Steadfast		\$2,400.00		Oak Tree Removal at Clubhouse starting October 1, 2025	Allocated to Miscellaneous - General Fund
9/18/2025	Florida Fountains & Equipment		\$3,675 .00		East Fountain Motor purchase and repair	General Fund
9/18/2025	Arrow		\$2,330.00	Annually	Pest Control Contract	General Fund
9/18/2025	FL-AIR		\$21,310.00		Proposal for Air Conditioning Repair i	Asset Reserves
10/16/2025	Steadfast		\$21,000		Proposal for Installation of Mulch	General Fund
10/16/2025	Steadfast		\$2,950		Proposal to replace the structure rock climbing portion with a pipe wall	Park Development Fund
10/16/2025	Roof X		\$4,750		to repair roof on the (6) towers	Emergency Reserve
10/16/2025	Master Key Lock		\$1,373.89		Master Key Lock	General Fund
10/16/2025	Aquasol dba Poolsure		\$1957.39 monthly in Summer		monthly services for Summer and winter with renewal effective date of January 1, 2026	General Fund
			and \$1,174.43 monthly in winter			
10/16/2025	Polson Painting		\$3,900		Proposal for the Clubhouse painting with work to begin after completion of the roof and HVAC	Asset Reserves
11/20/2025	Florida Fountains		\$2,808		walk on proposal for East Fountain	General Fund
11/20/2025	Steadfast		\$2,300		Removal of four dead trees	General Fund
11/20/2025	Steadfast		\$3,300.00		Cut additional additional 4 dead trees -NTE	General Fund
11/20/2025	Steadfast		\$550.00		Removal of (1) fallen dead tree on the Boulevard	General Fund
11/20/2025	Steadfast		\$11,229.70		Installation of winter annuals	General Fund
11/20/2025	Steadfast		\$1,207.50		Installation of Loropetalum and Gold Mound at Clubhouse Center Island	General Fund
11/20/2025	Fire Tablet		\$137.19 (two for \$69.99 each)		Fire Tablet for Tracking Light	General Fund
11/20/2025	Lawson Courts		\$30,000		Proposal for Tennis Court Resurface (Cancelled by the Vendor)	Asset Reserves - taken from basketball court - VOIDED
11/20/2025	Florida Commercial Care		\$9,919.50		Tennis Court Fence	Asset Reserves - taken from basketball court - VOIDED
11/20/2025	Steadfast		\$360.00		Electric Breaker	General Fund
11/20/2025			\$2,450.00		Illuminations Track lighting for facia repair	General Fund
11/20/2025	Amazon-Dunzy		amount not exceeding \$272.82		Fence Caps	General Fund
12/18/2025	Bandu Pools		\$1,450.44		Pool Return Valves	General Fund
12/18/2025	GK Electrical Solutions		\$4,675.00		Pond Aeration System Upgrade	General Fund
12/18/2025	Keystone		\$380		Backflow Inspection	General Fund
12/18/2025			\$975		Pressure Washing	General Fund
12/18/2025	Roof X		\$4,750		Tower Repairs	General Fund
12/18/2025	Steadfast		\$1,250		Facia Panting	General Fund
12/18/2025	Tampa Bay and Orlando Bay Food trucks		\$1,309.28		Food trucks	General Fund with Reimbursement from Vendors
12/18/2025	Ballantre Amenity Center		\$750		Bonuses for Mr Kubler-\$350, Mr. Farmer- \$300, and Clawson-\$100	General Fund
12/18/2025	Court Project		\$38,986		Tennis Court Resurface.Will include the fence, research, sealing the court, and fixing the practice.	Asset Reserves - use the basketball court
1/15/2026	U Need Concrete		\$3,500		Proposal for Concrete Work	Park Development Fund
1/15/2026	Amazon		\$79.59		Office Chair	General Fund
1/15/2026	Ballantrae Amenity Team		\$310.17		Parking lot painting	General Fund
1/15/2026	Florida Coast Equipment		\$499.82		Ratification of Kubuta Truck Repairs	General Fund

EXHIBIT 15

[RETURN TO AGENDA](#)

Follow these policies to get a CDD photo ID ‘swipe card’

Only photo ID “swipe cards” issued by the CDD Board of Supervisors will open gated facilities within Ballantrae.

The card controls gate access (1) in Ballantrae Park to the clubhouse and pool plus the basketball and tennis courts, as well as (2) to the CDD-owned pool in Straiton.

The CDD Board adopted the photo ID swipe card system in 2011 to address two main objectives sought by many of our CDD members:

- To reduce crowding by limiting use to the paying members of our CDD and their guests (barring non-resident walk-ins.).
- To foster peaceful enjoyment by allowing the CDD Board to suspend the privileges of those who disrupts usage of the facilities, misbehaves and/or refuses to follow posted rules.

Residents seeking an individual photo ID swipe card must be at least 13 years of age, [show proof of age and CDD membership](#) as described below. There is no form to fill out.

Cards are only available at the clubhouse. The resident homeowner/renter must be present when any household member requests a photo ID card. The resident landowner/renter is responsible for actions by home card holders.

The rules and forms for getting various card categories discussed below can be found by going on the ballantraecdd.org website, clicking Important Documents, then [Other Documents](#) and scrolling down to C 1-4.

The process for adult residents or household members to get a card takes only a few minutes:

- Call the clubhouse ([813] 345-8565) or email ballantrae2@tampabay.rr.com to set an appointment or to ask any questions about getting a card.
- Bring proof of age and residency to the clubhouse from 9 a.m. to 4 p.m. any day of the week and take “pot luck” if maintenance staff is available to process your card(s).

The following categories of photo ID cards for household members are issued:

- Adult residents (18 and older) who document home ownership or rental in Ballantrae.
- Adults that those owners/renters document reside with them (such as adult children or other relatives).
- Minors between 13-17, for whom adult landowner/renter members document custody and request swipe cards.

Children under 13 are not issued cards. They must at all times be accompanied and supervised by an adult cardholder, who must take children with them when they leave.

Other categories of cards are:

- Residents can obtain letters of access that allow a visitor to use facilities for up to 14 days per visit twice a year under the established rules. Resident applicant (with own ID swipe card) and visitor (with own photo ID) must fill out an application available at the clubhouse and found at [Other Documents C 2](#).
- Adults that owners/renters identify as non-resident caregivers to their minor child(ren) use the form available at the clubhouse or at [Other Documents C 3](#) to get cards
- Adult non-residents who wish to pay to become CDD members can obtain an application at the clubhouse or at [Other Documents C 4](#). The annual non-resident user fee is \$1,800, non-refundable, for the period of Oct. 1-Sept. 30. A

pro-rated fee of \$150/month shall be charged for those that wish to purchase membership after the fiscal year begins.

The first two photo ID cards per member household resident are issued for free. Additional cards require pre-payment of a \$5 fee.

No “family” swipe cards are issued. Each resident age 13 and older must have their own, individual swipe card with their photo, name and address.

Adults receive cards with a green box around their photo, minors a red box and caregivers a blue box.

Residency and age documentation are required:

Proof of residency

Home ownership: CDD membership is confirmed if a Ballantrae residence is owner-occupied and the name(s) of owner(s) appear on county tax records. If not, resident ownership can be proven with a copy of the property’s tax bill, or any legal document confirming resident’s ownership.

Rental status: Renter(s) must produce that part of their lease bearing their name(s) and the Ballantrae residence address, dates of tenancy and the name and signature of the property owner or manager.

For other adults residing with resident homeowners or renters: they can prove co-residency with a driver’s license showing that Ballantrae address, or USPS mail delivered in their name to that Ballantrae address.

For caregivers, visitors and nonresident CDD members: produce a driver’s license showing their current address or USPS mail delivered in their name to their current address.

Proof of age

For adults: a valid driver’s license, other government-issued photo ID or birth certificate.

For minors: A parent or legal guardian must accompany all minors seeking cards. The parent or guardian must show the minor’s birth certificate, state-issued photo ID or some other official document confirming (1) the adult’s custodial status and (2) the minor’s date of birth or age.

Summary of main usage rules

In applying for an ID swipe card, applicants acknowledge that cards belong to the CDD and can be revoked for violation of CDD rules, including but not limited to these:

- Cardholders will follow all posted rules for usage of CDD property as well as direction given by any member of the Board of Supervisors, its staff and/or law enforcement.
- Cardholders will use only their own ID card and will show it to staff upon request.
- Cardholders will not allow anyone else to use their card.
- Cardholders will observe the daily opening/closing hours for use of CDD facilities.
- Cardholders 18 years of age and older may bring in up to four “guests” (nonresidents or residents not in possession of their own ID card). Cardholder must remain on premises and supervise “guests” as long as any are on-site.
- Cardholders between 13-17 years of age are not allowed any “guests” at any time.
- Caregivers are limited to bringing in as “guests” only the child(ren) they are supervising during hours of employment.