

MINUTES OF MEETING

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

**BALLANTRAE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Ballantrae Community Development District was held on **Monday, October 5, 2015 at 6:30 p.m.** at the Ballantrae Community Center, located at 17611 Mentmore Boulevard, Land O'Lakes, FL 34638.

Present and constituting a quorum:

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

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Tracey Robin	DC; Straley & Robin
Tonja Stewart	District Engineer, Stantec Consulting
Bill Fletcher	Maintenance Manager
Jim Moll	Pasco County
Matt Armstrong	Pasco County
Tony Smith	American Eco Systems
Don Fons	Chair of Straiton HOA

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order and read the roll call confirming a quorum for the meeting. Mr. Flateau offered to have to have the speakers go first.

SECOND ORDER OF BUSINESS

Audience Comments

There were no Audience comments.

46 **THIRD ORDER OF BUSINESS**

Speakers
Jim Moll-Pond Management Discussion

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49 Mr. Moll explained that he is with the cooperative extension office of Pasco County. He would
50 like to rent out the clubhouse for sometime in late January 2016, (after the January newsletter goes
51 out) on a Tuesday or Wednesday, to give a class to the residents of Ballantrae on pond
52 management.
53

On a Motion by Mr. Flateau, seconded by Mr. Bobick, with all in favor, the Board of Supervisors approved waiving the standard Government rental fee for the use of the Ballantrae Clubhouse to Mr. Moll for a Pond Management Class for Ballantrae Community Development District.

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55 **Matt Armstrong-Wall Discussion**
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57 Mr. Armstrong discussed how Tower Rd. will come up from Bexley Village Drive, from the west,
58 and will come across and will eventually stop at Ballantrae, then will go across to Sunlake Blvd., to
59 41 and connect with Lake Patience. From there part of the road will cut off at Connerton and the
60 other part will cut off at 41. Tower Rd. will go from 41 to Starkey Blvd and will run parallel to 54.
61 An audience member asked about how this will impact the already crowded path to the schools.
62 Mr. Armstrong discussed the landscape/wall buffer along Ballantrae. He states that the County
63 requires a
64 buffer. The Developer can choose trees/shrubs/bushes that are opaque so it creates a visual barrier
65 and somewhat of a sound barrier or a solid wall. Tower Rd. will not have a wall constructed as a
66 buffer.
67 Ms. Stewart will follow up with the landscape architect.
68

69 **FOURTH ORDER OF BUSINESS** **District Counsel and District Engineer**
70 **Reports**

71 **A. District Counsel**
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On a Motion by Mr. Flateau, seconded by Mr. Bobick, with all in favor, the Board of Supervisors approved Mr. Robin to send a letter to Code Enforcement for the alleged Linn Tower violation for Ballantrae Community Development District.

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74 **B. District Engineer**
75 No report.
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77 **FIFTH ORDER OF BUSINESS** **Aquatic Update**
78

79 Mr. Smith of American Eco Systems gave an update to the Board. For pond # 14, the club
80 rush remove was requested. Ms. Stewart will get proposals for hand/machine removals. The ponds
81 will have removal proposals for Pickerel weeds.
82
83

84 **SIXTH ORDER OF BUSINESS** **Consideration of Minutes of the Board of**
85 **Supervisors Meeting held on September**
86 **14, 2015**
87

88 This item has been tabled until the November 2, 2015 meeting.
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90 **SEVENTH ORDER OF BUSINESS** **Consideration of Operation and**
91 **Maintenance Expenditures for August**
92 **2015**
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On a Motion by Mr. Flateau, seconded by Mr. Levy, with all in favor, the Board of Supervisors ratified the August 2015 Operation & Maintenance Expenditures \$51,399.51 for Ballantrae Community Development District.

94 **EIGHTH ORDER OF BUSINESS** **Discussion of Fall Festival**
95
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97 Mr. Jason Rhodes is the Point of Contact for the Inspire Foundation. District Counsel Robin
98 discussed that the rental agreement is needed for the Fall Festival, as well as a music license. They
99 will need a 501CB filled out and \$1,000 as a damage deposit. District Counsel also discussed the
100 need for Port a Potties, security for the event as well as a Deputy for parking. The November 7th
101 date is off the table, the Board rescinded the offer for this agreement.
102

103 **NINTH ORDER OF BUSINESS** **Consideration of Holiday Lighting**
104 **Proposals**
105

106 Mr. Huber presented the Holiday Lighting Proposals. Illuminations proposal was for \$15,500.
107 Events Done Bright's proposal was for \$12,000-\$15,000 or \$9,000 a year if they are used for the
108 next three years as well as \$1,000 deposit. Decorating Elves' gave a price of \$14, 507.50. The board
109 approved Illumination with a not to exceed budget of \$16,000 contingent on turning the lights on
110 November 27th and turning them off January 15, 2016, all miscellaneous items will be included as
111 well. Should Illuminations not turn off the holiday lights by January 15, 2016, the Board will deduct
112 5% from the fee. The extra money to cover the lighting budget will come out of the contingency
113 funds. The Board also wants to know who the point of contact is should something happen after
114 hours.
115

On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor, the Board of Supervisors approved using Illuminations for the Holiday Lighting at a not to exceed price of \$16,000 contingent on turn on/off dates and miscellaneous items must be included in price for the Ballantrae Community Development District.

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117 *Recess at 8:58 p.m.*
118 *Resume at 9:11 p.m.*
119

120

121 **TENTH ORDER OF BUSINESS** **Continued Discussion of Rust Control**
122 **Proposal**
123

124 Sun Coast has cleaned the rust spots on the walls; however, there isn't any proof that they inspect
125 the entire community. They only clean what they are told.
126

On a Motion by Mr. Levy, seconded by Mr. Flateau, with all in favor, the Board of Supervisors accepted the proposal from Sun Coast Rust, Inc. contingent on them sending the District Manager a monthly letter or report for the Ballantrae Community Development District.

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128 **ELEVENTH ORDER OF BUSINESS** **Consideration of Straiton Pool Quote**
129

130 Mr. Fletcher recommends option # 3.
131

On a Motion by Mr. Flateau, seconded by Mr. Levy, with all in favor, the Board of Supervisors accepted the proposal for option #3 for the Ballantrae Community Development District.

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133 **TWELFTH ORDER OF BUSINESS** **Update on Volleyball Equipment request**
134

135 There was no update.
136

137 **THIRTEENTH ORDER OF BUSINESS** **Consideration of revised Landscape**
138 **Maintenance Agreement**
139

140 Going over the previous years landscape contract, there is a surplus of approximately \$47,282 in the
141 landscape budget. The Board has decided to move that surplus into the contingency fund which will
142 be used for the holiday lighting as well as the Straiton Pool repair. The Board decided to begin a
143 new contract with Austin Outdoor contingent upon receiving a score sheet that shows what was
144 done, including edging the sidewalks, improving the look of the mulch at all entrances, treating fire
145 ants and making sure the sprinklers do not go on before or after a storm. Mr. Flateau will work with
146 District Manager Huber on said contract.
147

148 **FOURTEENTH ORDER OF BUSINESS** **Consideration of revised Professional**
149 **District Management Services Agreement**
150

151 Mr. Flateau noted a 9% increase in the District Management fees.
152

On a Motion by Mr. Flateau, seconded by Mr. Thomas, with all in favor, the Board of Supervisors authorized Mr. Levy to work with Counsel on the District Management RFP for the Ballantrae Community Development District.

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157 **FIFTEENTH ORDER OF BUSINESS** **Staff Reports**

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159 **A. Maintenance Manager**

160 **1. Field Manager Report**

161 No report.

162

163 **B. District Manager**

164 **1. Financial Status and Summary Report**

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166 Mr. Huber presented the Financial Status and Summary Report and announced that the next
167 regular meeting is scheduled for November 2, 2015 at 6:30 p.m.

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169 **SIXTEENTH ORDER OF BUSINESS** **Audience Comments**

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171 There were no Audience comments.

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173 **SEVENTEENTH ORDER OF BUSINESS** **Supervisor Requests**

174

175 Mr. Milano does not feel that the Garage Sale signs should be posted where non residents
176 can see them. The Board stated that is the way it's always been. No board action was taken.

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178 **EIGHTEENTH ORDER OF BUSINESS** **Adjournment**

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On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor, the Board of Supervisors adjourned the meeting at 9:58 p.m. for Ballantrae Community Development District.

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183

184 
Assistant Secretary

185


Chairman/Vice Chairman