

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, November 2, 2015 at 6:31 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 (<i>joined in progress at 6:37 pm</i>)
Tonja Stewart	District Engineer, Stantec Consulting
Bill Fletcher	Maintenance Manager
Brett Perez	Austin Outdoor
Richard Solkin	HOA President

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.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Lingiski, a Lintower resident, opined that the District is paying too much to have the Florida Highway Patrol provide off-duty services.

Mr. Epperson inquired about possible assessments for the privacy wall.

Gin Topping inquired about the start of the construction of the boundary wall.

47 An audience member inquired about getting a hold of the off duty patrolmen should an
48 emergency occur. The Board directed them to use 911 for all emergencies.

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50 **THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2016-01,
Re-Designating Officers**

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On a Motion by Mr. Levy, seconded by Mr. Bobick, and Mr. Flateau abstaining, the Board of Supervisors designated Mr. Flateau as Chairman for Ballantrae Community Development District.

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On a Motion by Mr. Flateau, seconded by Mr. Bobick, and Mr. Milano abstaining, the Board of Supervisors designated Mr. Levy as Vice Chairman for Ballantrae Community Development District.

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55 After the vote was taken, it was noted that all Assistant Secretary designations would
56 remain the same.

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58 **FOURTH ORDER OF BUSINESS**

**District Counsel and District Engineer
Reports**

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61 **A. District Counsel**

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63 District Counsel Robin prepared a letter for Code Enforcement that was sent to the Code
64 Enforcement Officer. There has not been any correspondence since. The Board directed Mr.
65 Flateau to follow up with the officer.

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67 District Manager Huber discussed the Pool Doctor proposal for Straiton Pool that he and
68 District Counsel obtained to prevent any mishaps. The vendor did not sign the CDD
69 agreement stating that they did not have the insurance coverage to meet the District's
70 requirements. The vendor requested that the Board execute the standard proposal that they
71 provided. Upon further discussion and review of the agreement presented it was discovered
72 that \$300,000 in Commercial Auto Liability is the standard in coverage and is sufficient.
73 Counsel stated "The \$1 million might have been a typo in preparing this document". The
74 Board authorized Mr. Huber to send a revised agreement to the Pool Doctor subject to final
75 review by District Counsel and execution by the Chairman.

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On a Motion by Mr. Bobick, seconded by Mr. Thomas, with all in favor, the Board of Supervisors authorized the District Manager to send a revised agreement to the Pool Doctor subject to final review by District Counsel, and final execution by Mr. Flateau for Ballantrae Community Development District.

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B. District Engineer

District Engineer Stewart discussed the Club Rush Mechanical Removal Proposal from the ponds. Ponds # 11, 21, and #26 will be sprayed at no additional charge. Pond #14 has already been sprayed. Ponds #14, 15, 16, 19, 25, 28, 29, 31, 32 and #35 will be mechanically removed from behind residents' homes and this cost is estimated at \$45,000. DE Stewart has budgeted \$90,000 for the 10 ponds and incidentals; which comes to approximately \$8,500 per pond. It was discussed that the pond behind the Milano and DelaCruz residences' does not include a Littoral Shelf.

An Easement Encroachment discussion ensued. The HOA requested a list of properties that have installed fences on easements so that those residents' can come into compliance. Mr. Milano stated that Austin Outdoor is using his property to gain access to Pond #14 and requested that they use other access points.

FIFTH ORDER OF BUSINESS **Aquatic Update & Landscaping Update**

This agenda item was previously discussed under the District Engineer's report. It was noted that the turf at the end of Ballantrae Blvd. has been damaged.

A resident inquired about the mowing at 3150 Gianna Way, the landscaper responded that it has been addressed now that area have dried out.

SIXTH ORDER OF BUSINESS **Continued Discussion on Revised Landscape Maintenance Agreement**

District Manager Huber distributed the Landscape Agreement Addendum to the Board. It was noted that Paragraph #4 needs to be changed by District Counsel and that the dates should reflect November dates.

On a Motion by Mr. Bobick seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the Landscape Agreement Addendum as amended for Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS **Consideration of Minutes of the Board of Supervisors Meeting held on September 14, 2015**

On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor, the Board of Supervisors approved the minutes for the Board of Supervisors' meeting held on September 14, 2015 as amended for Ballantrae Community Development District.

121 **EIGHTH ORDER OF BUSINESS** **Consideration of Minutes of the Board of**
122 **Supervisors Meeting held on October 5,**
123 **2015**
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On a Motion by Mr. Bobick seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the minutes for the Board of Supervisors' meeting held on October 5, 2015 as amended for Ballantrae Community Development District.

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126 **NINTH ORDER OF BUSINESS** **Consideration of Operation &**
127 **Maintenance Expenditures for September**
128 **2015**
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On a Motion by Mr. Levy seconded by Mr. Thomas, with all in favor, the Board of Supervisors approved the amended Operation & Maintenance Expenditures for September 2015 (\$69,579.04) for Ballantrae Community Development District.

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131 **TENTH ORDER OF BUSINESS** **Staff Reports**
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133 **A. Maintenance Manager**
134 **1. Field Manager Report**
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136 Mr. Fletcher presented the Field Manager Report. The Board discussed fixing the cracks
137 at the tennis courts only.
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On a Motion by Mr. Levy seconded by Mr. Thomas, with all in favor, the Board of Supervisors approved the repair of the cracks on the tennis courts (\$600) for Ballantrae Community Development District.

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140 The Board inquired about staff repairing the basketball hoops. Mr. Fletcher will look into
141 this further.
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143 A request for Zumba classes at the clubhouse was presented to the Board for their
144 consideration (Saturdays – 9:00 am, Wednesday – 7:00 pm).
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146 Michelle Stines requested a Fitness class renewal (3 Months; November - January on
147 Tuesdays through Thursdays from 7:00-8:00 pm).
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On a Motion by Mr. Flateau, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the Zumba Classes for the month of January only for Ballantrae Community Development District.

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B. District Manager
1. Financial Status and Summary Report

Mr. Huber presented the Financial Status and Summary Report and announced that the next regular meeting is scheduled for December 7, 2015 at 6:30 p.m.

Mr. Huber noted several on-going issues including a Porta-Potty at the community entrance that had been removed, a Goodwill truck in the parking lot/insurance concerns, street parking, and loud music at the pool.

The Board directed District Staff to have UPS remove the pods within 48 hours.

On a Motion by Mr. Mojica, seconded by Mr. Levy, with all in favor, the Board of Supervisors authorized District Staff to have UPS remove their pods within 48 hours for Ballantrae Community Development District.

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Mr. Plateau addressed concerns regarding the loud music at the pool. A resident stated that music should be played by radio only (no DJ).

ELEVENTH ORDER OF BUSINESS Audience Comments

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An audience member requested that the entrances near the message boards be trimmed back and that the message boards be fixed. Mr. Fletcher will get glass for Straiton.

An audience member stated that the District should not pay to have a wall constructed.

TWELFTH ORDER OF BUSINESS Supervisor Requests

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Mr. Thomas inquired about the next steps for the wall. He requested this item be added to the February agenda.

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Mr. Bobick inquired if the Inspire Foundation Event had been cancelled; the Board responded that it had.

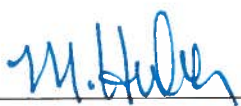
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Mr. Milano requested a discussion of the HOA meeting regarding the update on the Shops at Ballantrae.

THIRTEENTH ORDER OF BUSINESS Adjournment

On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor, the Board of Supervisors adjourned the meeting at 10:25 p.m. for Ballantrae Community Development District.

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Assistant Secretary


Chairman/Vice Chairman