

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, December 7, 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:

James Flateau	Board Supervisor, Chairman
Rich Levy	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
Brawnell Simms	Yellowstone (formerly Austin Outdoor)
Tony Smith	American Ecosystems
Roger Collins	Supervisor of Elections
Jim Endress	Supervisor of Elections

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. Fackler provided an update on the Volley Ball Court and distributed a proposal for sand. There was a discussion of purchasing the sand for the court, a stronger net and keeping the existing poles. To move the project ahead, Mr. Fackler agreed to meet with Mr. Fletcher so they can determine if the existing poles can accommodate the new netting.

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THIRD ORDER OF BUSINESS

Consideration of Voting Precinct

Mr. Collins from the Pasco County Supervisor of Elections office inquired about using the Ballantrae Recreation Center as a polling precinct for the registered voters. This area has used Rasmussen College in the past, however, Rasmussen no longer has the space for the polling center. Mr. Collins explained that there would be three dates for the polls. March 15th, August 8th and November 8th for the general election. The Poll workers come in by 6:00 am to set up on said dates and will return the room back to the way it was. The main gate would need to remain open from 6:00 a.m. until 8:00 p.m. when the poll workers would be finished with cleanup.

On a Motion by Mr. Bobick, seconded by Mr. Milano, with Mr. Thomas and Mr. Levy opposed, the Board of Supervisors agreed to have the three Presidential Election polling dates as well as waive the \$150 fee to the CDD and the \$50 rental fee for Ballantrae Community Development District.

FOURTH ORDER OF BUSINESS

District Counsel and District Engineer Reports

A. District Counsel

District Counsel Robin distributed the revised scope of service for District Management, under separate cover. Under budgeting, items D through H were added. There was discussion of the "Fees upon Request" (*a la cart items*) as well as copies of documents under records requests. Mr. Flateau requested it be put in writing that vendors cannot charge any resident for any documents that can be found on the CDD's website.

Mr. Robin will not make any other changes except to state that vendors cannot charge for any documents that exist on the website. Mr. Robin will circulate an update to the District Management firms.

The Board will look at the first half of February with three dates for meeting interviews. The second half of February will be to discuss the rankings of the firms.

B. District Engineer

District Engineer Stewart handed out a cross section of fences and CDD's easements. Mr. Flateau suggested getting survey proposals for all encroachments. There was a discussion on the roads, and Ms. Stewart recommended contacting the County within two to three years for their Paving Assessment Program. Mr. Flateau noted that the roads do not belong to the CDD.

Ms. Anderson-Taylor had comments regarding encroachment on her property. Ms. Stewart will get together with Ms. Anderson-Taylor to discuss said issues.

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

Mr. Smith provided an update to the Board. Pond #14 has been sprayed to treat Club Rush. Mr. Levy mentioned the erosion occurring on the backside of his pond. Mr. Flateau requested that Mr. Smith take a look at the central pond in Braemar which is Pond #19.

Mr. Simms also provided his update to the Board. The Cypress mulch quote for the Clubhouse will be provided at the January CDD meeting. This proposal will include the cost for removing excess mulch. Mr. Simms will send weekly reports to Mr. Huber which he will in turn forward to the Board. The Board authorized Mr. Flateau to sign the agreement after Counsel makes changes.

Mr. Flateau noted that the Code Violation has been dismissed by the County. The UPS container has been removed. Mr. Jim Dunphy will be at the January meeting and Mr. Flateau is interviewing him and will post that in the newsletter. The Castleway Wall will be discussed at the February meeting.

SIXTH ORDER OF BUSINESS **Consideration of Revised District Management Scope of Services**

This item was discussed under District Counsel's report.

SEVENTH ORDER OF BUSINESS **Consideration of Minutes of the Board of Supervisors Meeting held on November 2, 2015**

On a Motion by Mr. Bobick, seconded by Mr. Thomas, with all in favor, the Board of Supervisors approved the minutes for the Board of Supervisors' meeting held on November 2, 2015 as amended for Ballantrae Community Development District.

EIGHTH ORDER OF BUSINESS **Consideration of Operation & Maintenance Expenditures for October 2015**

On a Motion by Mr. Levy seconded by Mr. Bobick, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for October 2015 (\$65,439.54) as presented for Ballantrae Community Development District.

128 **NINTH ORDER OF BUSINESS**

Staff Reports

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130 **A. Maintenance Manager**
131 **1. Field Manager Report**
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133 Mr. Fletcher presented the Field Manager's Report. Work on the Splash Pad, which is
134 under warranty, will be done in January 2016. There were two requests to extend the
135 existing meetings for Girl Scout Troop 5103, and for the Pilates class on Tuesdays from
136 10:00 until 11:00 am.
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138 **On a Motion by Mr. Fleteau, seconded by Mr. Levy, with all in favor, the Board of Supervisors**
139 **approved the extension of existing meetings for Troop 5103 and for the Pilates class on Tuesday**
140 **morning from 10:00 until 11:00 am for Ballantrae Community Development District.**

141 It was suggested that Roll Coating be done to extend the life of the Splash Pad. There was
142 discussion of vandalism in the CDD area and the common areas. The Board voted to
purchase 2 cameras for the common areas.

143 **On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor, the Board of Supervisors**
144 **approved the purchase and installation of 2 cameras in the common areas for Ballantrae**
145 **Community Development District.**

146 The Board then decided to hold off on the purchase until a later date.

147 Mr. Fletcher repaired the basketball hoops. He stated that he is very unhappy with the work
148 that was done on the Tennis Court and discussed the subpar work with the vendor directly.

149 Mr. White requested that the minutes from August until present be sent to him so they can
150 be posted to the CDD website.
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152 **B. District Manager**
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154 Mr. Huber announced that the next regular meeting is scheduled for January 4, 2016 at 6:30
155 p.m.
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157 **TENTH ORDER OF BUSINESS**

Audience Comments

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159 There were no audience comments.
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161 **ELEVENTH ORDER OF BUSINESS**

Supervisor Requests

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163 There were no Supervisor Requests.
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167 TWELFTH 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 8:58 p.m. for Ballantrae Community Development District.

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Assistant Secretary


Chairman/Vice Chairman

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