
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, January 4, 2016 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 <i>(joined meeting in progress at 6:36pm)</i>
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.
Vivek Babbar	DC; Straley & Robin
Tonja Stewart	District Engineer, Stantec Consulting
Bill Fletcher	Maintenance Manager
Brawnell Simms	Yellowstone <i>(formerly Austin Outdoor)</i>
Brett Perez	Yellowstone <i>(formerly Austin Outdoor)</i>
Audience	Present

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

An audience member inquired about placing a crosswalk that would extend from the Straiton Townhomes to Ballantrae Blvd. Mr. Flateau explained that the County denied the addition of crosswalks a few years ago but he has, however, received many requests for crosswalks throughout the community over the past few months. He discussed the requests with the County and they will now be placing monitoring strips on Ballantrae Blvd. to observe traffic patterns. The County will then take a look at the available funds for these crosswalks.

THIRD ORDER OF BUSINESS

**Presentation by Shoppes of Ballantrae
Developer-James Dunphy**

Mr. Dunphy, developer of the Ballantrae Village Shoppes, discussed the construction plans for the stores. Circle K, Dunkin Donuts and Dairy Queen are going to be tenants. They will all have a drive thru area. An audience member inquired about the exit points from these three stores. Mr. Dunphy will try to minimize the impact to Ballantrae Blvd. as little as possible. There will be a directional median cut on State Road 54 that will allow eastbound traffic to cross State Road 54 and access the eastern most side of the property. There will be a driveway between that access point and Ballantrae Blvd. The Shoppes will have monument style signs at the entrance; the colors will be similar to the Ballantrae entrance.

It was noted that construction is expected to begin around January 18, 2016. Mr. Dunphy doesn't see the actual stores opening before August or September 2016.

There was a discussion regarding the types of restaurants that could potentially be apart of the Ballantrae Village Shoppes.

FOURTH ORDER OF BUSINESS

**District Counsel and District Engineer
Reports**

A. District Counsel

District Counsel Babbar updated the Board on the schedule and on public records for the RFP for District Management Services. Mr. Flateau explained that should a person (resident or non resident) that requests documents that are already on the website, they should not be charged a fee. Mr. Flateau wants this language added to all the RFP documents. Mr. Babbar has made the necessary changes to the RFP. Mr. Flateau requested that the District Management scope be amended to include that staff will periodically perform on-site inspections (with the associated cost for the inspections) and provide ideas on how to improve the District. The Scope of Services should also state that the District Manager will provide quarterly reports on every public records request to the Board.

The Board will meet for a workshop on February 15, 2016 at 6:30 pm to discuss the District Management bids that were received. They will then interview with the bidders on February 22, 2016 at 6:30 pm. The Board will make their decision for District Management at the regular CDD meeting on March 7, 2016.

B. District Engineer

District Engineer Stewart discussed the survey and encroachments with the Board. She recommended doing an aerial interpretation instead of a survey. A discussion ensued; it was determined that this should be handled by the HOA. Ms. Stewart will send a revised Hodge

report to be forwarded to the HOA.

Ms. Stewart suggested inquiring with an architect for input on the buffer wall for Bexley. An inspection was done on the triangular pond in the northeast corner on Duke Firth St. In her professional opinion, the pond is going through typical draw down levels of the dry season, so she does not see it having anything to do with the construction at Bexley.

FIFTH ORDER OF BUSINESS

Aquatic Update

Mr. Huber is waiting on Mr. Smith to assess Pond # 19 in regards to the Club Rush. The Board discussed that the residents surrounding Pond #19 should be surveyed to see if they want the Club Rush removed or sprayed.

On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor, the Board of Supervisors approved surveying the residents surrounding Pond #19 for Club Rush removal for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

Landscape Update-Clubhouse Cyprus Mulch Proposal; Weekly Reports

Mr. Perez and Mr. Simms (Yellowstone Landscaping) discussed the mulch proposals. They brought in samples of the mulch for the Board's consideration.

On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor, the Board of Supervisors approved the gold Cyprus Mulch to be installed at the 6 (village) entrances common areas for Ballantrae Community Development District.

On a Motion by Mr. Bobick, seconded by Mr. Thomas, with all in favor, the Board of Supervisors approved the mulch reduction at the 6 (village) entrances at a not to exceed price of \$1,000.00 for Ballantrae Community Development District.

Yellowstone will provide a proposal for the removal of the Red Fountaingrass at the February 1, 2016 CDD meeting. The area near the splash pad that currently has rocks and sand will have the rocks and sand replaced with St. Augustine grass.

SEVENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on December 7, 2015

On a Motion by Mr. Levy, seconded by Mr. Milano, with all in favor, the Board of Supervisors approved the minutes for the Board of Supervisors' meeting held on December 7, 2015 as presented for Ballantrae Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for November 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 November 2015 (\$52,238.76) as presented for Ballantrae Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. Maintenance Manager

1. Field Manager Report

Mr. Fletcher presented the Field Manager's Report. Ms. Stines requested an extension for her current fitness classes beginning in February 2016. The schedule is Tuesdays and Thursdays from 7:00 pm – 8:00 pm. The Splash Pad surface is currently being worked on. The pool at Straiton is completed and open. Mr. Flateau asked Mr. Fletcher if the security cameras have been put in place. A discussion ensued regarding having Troopers patrol the community at night. Mr. Fletcher discussed towing signs and the Board authorized Mr. Fletcher to have a sign made at a not to exceed amount of \$100.00.

On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor, the Board of Supervisors authorized Mr. Fletcher to have a towing sign made with a not to exceed amount of \$100 for Ballantrae Community Development District.

B. District Manager

Mr. Huber announced that the next regular meeting is scheduled for February 1, 2016 at 6:30 p.m.

TENTH ORDER OF BUSINESS

Audience Comments

Mr. Fackler wanted to know the status of the Volley Ball proposal. Mr. Flateau explained that the volley ball representatives will need to walk the site with Mr. Fletcher to see if the equipment will work with the existing poles. If it does work, the District will then get the sand.

Mr. White noted that the meeting minutes are up to date. He inquired about posting the District's contracts on the website. The Board agreed and directed the District Manager to provide the contracts to Steve White for posting.

ELEVENTH ORDER OF BUSINESS


Supervisor Requests

Mr. Milano inquired if approval was needed to post residential or club information on the bulletin boards. It was stated that it is permissible to post items on the boards.

TWELFTH 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 8:56 p.m. for Ballantrae Community Development District.



Assistant Secretary



Chairman/Vice Chairman