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**MINUTES OF MEETING
BALLANTRAE
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development District was held on Tuesday, November 15, 2016 at 6:30 p.m. at the Ballantrae Community Center, 17611 Mentmore Boulevard, Land O' Lakes, Florida, 34638.

FIRST ORDER OF BUSINESS – Roll Call

Mr. Flateau called the meeting to order.

Present and constituting a quorum were:

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

Also present were:

Paul Cusmano	District Manager, DPFG
Bill Fletcher	Maintenance Supervisor

SECOND ORDER OF BUSINESS – Audience Comments

➤ **Castleway Discussion**

Mr. Flateau invited the audience to comment.

A resident that requested a discussion stated the group was pulling the discussion.

Mr. Flateau stated he had information on the situation and stated he had a conversation with Mr. Tom Panacini, Vice President-Bexley, and Mr. Panacini offered to give fill to the 14 residents to bring the properties up. He also offered to have his engineers, at no cost, to go in to look at the lay of the land and how this might affect raising the properties. He then gave an update on his conversations with the County.

Another resident brought up suggestions for the budget and explained how dark it is on Downing Point in the cul-de-sac where she lives and suspicious activities that go on. The District Manager asked the resident to email the numbers on two poles and said he would look into it.

Another resident brought up the club rush on the ponds which she does not like, and asked for more information about it. Mr. Flateau stated they have to plant around the ponds to prevent erosion and to help clean the water. He said they were field testing new plants.

Mr. Milano requested the Board vote to approve his use of the tennis court. Mr. Milano was advised that as a resident a vote was not required and he could use the court as he wishes. The Board did advise Mr. Milano that it is a first come, first serve use of the tennis courts per Ballantrae rules, and that he is not authorized to use the CDD Board as part of the event.

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THIRD ORDER OF BUSINESS – Staff Reports

A. District Counsel

There being none, next item followed.

B. Landscaping

➤ **Yellowstone Monthly Report**

Mr. Cusmano presented the Yellowstone Monthly Report and asked for comments or questions.

Discussion ensued. Mr. Milano requested a bar chart of landscaping showing 6 months.

➤ **DPFG Field Report**

Mr. Fleteau presented the DPFPG Field Report and asked for comments or questions.

C. District Engineer

There being none, next item followed.

D. Pond Manager

➤ **Treatment Report – Plant Install**

Mr. Fleteau presented the Treatment Report – Plant Install and asked for comments or questions.

FOURTH ORDER OF BUSINESS – Administrative Matters

A. Approval of Minutes of October 3, 2016 Meeting

Mr. Fleteau presented the Minutes of the August 15, 2016 Meeting and asked for comments, questions or corrections.

The Board requested that in the future, more details be included in the motion boxes when anything financial is involved, i.e., proposal costs.

On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved the Minutes of the August 15, 2016 Meeting for the Ballantrae Community Development District.

B. Acceptance of September 2016 Financial Statements

Mr. Fleteau presented the September 2016 Financial Statements and asked for comments or questions.

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Discussion ensued. Mr. Milano asked Mr. Cusmano his opinion on how they stand. Mr. Cusmano stated he didn't see any issues and that Ms. Comings-Thibault would let him know if there ever was an issue.

On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved the September 2016 Financial Statements for the Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS – Business Matters

- A. Recess of General Agenda**
- B. Open Audit Committee Meeting**
 - 1. Old Business**
 - **Audit Proposals**
 - **Consideration and Approval of Audit Committee Recommendation**
- C. Close Audit Committee**

ITEMS A, B, & C WERE TABLED TO NEXT MEETING

- D. Open Recessed General Meeting**
 - **Reserve Study**

Mr. Fleteau felt there was little to no change in the Reserve Study and suggested the Reserve Study be dropped from the next meeting. He also requested a chart be changed to an Excel format.

- **Ballantrae Boulevard Crosswalk**

Mr. Fleteau presented Ballantrae Boulevard Crosswalk and stated that we are continuing to explore a crosswalk at Straiton with the County, and the County will put one in at Castleway and Cunningham.

- **Other Old Business**

There being none, next item followed.

- E. New Business**
 - **Consideration of Resolution 2017-1 Prompt Payment Policy**

Mr. Fleteau presented Resolution 2017-1 Prompt Payment Policy and asked for comments or

152 questions.
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154 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board adopted
155 Resolution **2017-1** Prompt Payment Policy for the Ballantrae Community Development District.

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157 **➤ Consideration of Cornerstone Proposal Column Wall Cap - \$1,625**

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159 Mr. Flateau presented the Cornerstone Proposal - Column Wall Cap - \$1,625 and asked for
160
161 comments or questions.
162

163 On a MOTION by Mr. Levy, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board approved
164 the Cornerstone Proposal-Column Wall Cap - \$1,625 and authorized Mr. Fletcher to do the painting touch
165 up for the Ballantrae Community Development District.

166
167 **➤ Tax Collector Excess Fee**

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169 Mr. Flateau presented Tax Collector Excess Fee and asked for comments or questions.

170
171 Discussion ensued.

172
173 **➤ Other New Business**

174
175 The Board discussed the discoloration on east side wall.
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177 **SIXTH ORDER OF BUSINESS – Staff Reports**

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179 **A. Maintenance Supervisor**

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181 Mr. Fletcher stated there was a problem with the Splash Pad surface separating. Board requested
182
183 Mr. Cusmano to contact District Counsel to see what to do about Splash Pad repairs and report back
184
185 to Mr. Flateau for direction until the next meeting.
186

187 **B. District Manager**

188 Mr. Cusmano requested a motion to approve an American Ecosystems, Inc. proposal to replace
189 plants that were pulled out
190
191 around ponds (\$240) due to vandalism.
192

193 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
194 the American Ecosystems, Inc. proposal for replacement in the delivery and installation of 240 bare root
195 club rush plants at a cost of \$1.00 per plant totaling \$240 for the Ballantrae Community Development
196 District.

197
198 **SEVENTH ORDER OF BUSINESS – Audience Questions and Comments on Other Items**

199 There being none, next item followed.
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201 **EIGHTH ORDER OF BUSINESS – Supervisor Comments and Requests**

202

203 Mr. Bobick questioned budget revenue item on page 23. Mr. Cusmano will look into it.

204

205 Mr. Milano asked about the progress of the funds for a clubhouse.

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207 **NINTH ORDER OF BUSINESS – Adjournment**

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209 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board adjourned
210 the meeting for the Ballantrae Community Development District.

211

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

215 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
216 noticed meeting held on 12-5-16.

217

218 Paul A. Cusmano

219 Signature

220 Paul A. Cusmano

221 Printed Name

222 Title: Secretary Assistant Secretary

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217 James Flatter

219 Signature

220 James Flatter

221 Printed Name

222 Title: Vice Chairman Chairman

RESOLUTION 2017-02

A RESOLUTION DESIGNATING OFFICERS OF THE
BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Ballantrae Community Development District during the business meeting held on December 5, 2016 desires to appoint the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF BALLANTRAE COMMUNITY
DEVELOPMENT DISTRICT:

1. The following persons were appointed to the offices shown, to wit:

<u>James Flatow</u>	Chairman
<u>Rich Levey</u>	Vice Chairman
<u>Paul Cusmano</u>	Secretary
<u>Patricia Comings- Thibault</u>	Treasurer
<u>Maik Aagaard</u>	Assistant Treasurer
<u>Carolyn Stewart & Janet Johns</u>	Assistant Secretary
<u>Chelsea Milano</u>	Assistant Secretary
<u>Tony Thomas</u>	Assistant Secretary
<u>Stephen Bobick</u>	Assistant Secretary

2. That this resolution supersedes all previous resolutions and motions designating, electing or appointing officers adopted by the Board of Supervisors of the Ballantrae Community Development District and are hereby declared null and void.

Adopted this 5th day of December, 2016.

Paul Cusmano
Signature

Paul Cusmano
Printed Name

Title:

- Secretary
 Assistant Secretary

James Flatow
Signature

James Flatow
Printed Name

Title:

- Chairperson
 Vice Chairperson