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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 Monday, December 5, 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 (joined in progress)
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
Tonja Stewart	District Engineer

SECOND ORDER OF BUSINESS – Audience Comments

There being none, next item followed.

THIRD ORDER OF BUSINESS – Organizational Matters

Mr. Cusmano stated that after the Election, Mr. Flateau Seat 4 and Mr. Bobick Seat 5 were elected for 4 year terms. Remaining seats are Mr. Thomas, Mr. Levy and Mr. Milano for 2 year terms.

A. Oath of Office to New Supervisors: Seat 4 James Flateau, Seat 5 Stephen Bobick

Mr. Cusmano had the new supervisors read and sign the Oath of Office.

B. Compensation

Mr. Cusmano advised the new supervisors that they were entitled to compensation for up to \$200 per meeting and asked if they accepted or waived.

Mr. Flateau and Mr. Bobick accepted compensation.

C. Review of the Sunshine Law

Mr. Cusmano reviewed the Sunshine Law and Public Records.

D. Consideration and Approval of Resolution 2017-2 Officers

Mr. Cusmano presented Resolution 2017-2 Officers and stated that a Chairman and a Vice Chairman needed to be voted on by the Board.

42 (This item was tabled until Mr. Levy joined the meeting)

43 Mr. Cusmano asked for a recommendation for Chairman and Vice Chairman. The Board
44 recommended Mr. Levy as Vice Chairman and Mr. Flateau as Chairman.

45 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board adopted
46 Resolution 2017-2 Officers, with James Flateau as Chairman, Richard Levy as Vice Chairman, Paul
47 Cusmano as Secretary, Patricia Comings-Thibault as Treasurer, Maik Aagaard as Assistant Treasurer,
48 Carolyn Stewart and Janet Johns as Assistant Secretaries, and Tony Thomas, Stephen Bobick and Chris
49 Milano as Assistant Secretaries for the Ballantrae Community Development District.

50

51 **FOURTH ORDER OF BUSINESS – Staff Reports**

52

53 **A. District Counsel**

54 There being none, next item followed.

55

56 **B. Landscaping**

57

58 > **Yellowstone Monthly Report**

59 Mr. Flateau stated there was no Yellowstone report for this month.

60 > **DPFG Field Report**

61 There being none, next item followed.

62 **C. District Engineer**

63 Ms. Stewart stated the survey at Straiton and Ballantrae Boulevard has been completed to design
64 a crosswalk. Next step is to get the design done.

65 Mr. Flateau mentioned that it will be located at the north side of Straiton Place. The CDD and
66 Straiton HOA will split the cost of installation, and Pasco County will pay electric and maintenance.
67

68

69 **D. Pond Manager**

70 There being none, next item followed.

71

72 **FOURTH ORDER OF BUSINESS – Administrative Matters**

73 **A. Approval of Minutes of November 15, 2016 Meeting**

74 Mr. Flateau presented the Minutes of the November 15, 2016 Meeting and asked for comments,
75 questions or corrections.

76

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

79

80 **B. Acceptance of October 2016 Financial Statements**

81

82 Mr. Flateau presented the October 2016 Financial Statements and asked for comments or
questions.

85 Discussion ensued. Mr. Thomas asked that the financial pages be numbered.
86

87 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
88 the October 2016 Financial Statements for the Ballantrae Community Development District.
89

90 **FIFTH ORDER OF BUSINESS – Business Matters**

91 **A. Old Business – Audit Committee**

92 ➤ **Recess of Regular Meeting**

93 Mr. Flateau requested a motion to Recess the Regular Meeting.

94
95 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board recessed
96 the Regular Meeting for the Ballantrae Community Development District.
97

98 **1. Open Audit Committee Meeting**

99 Mr. Flateau opened the Audit Committee Meeting and stated that all five
100 supervisors were present, as well as the District Manager and Audience.

101 **2. Old Business**

102 There being none, next item followed.

103 ➤ **Audit Proposals (Distributed in Previous Meetings)**

104 Mr. Flateau opened discussion for the Board to review the Audit Proposals:

- 105 ○ DiBartolomeo
- 106 ○ Grau
- 107 ○ Berger

108 Discussion ensued. The Board approved DiBartolomeo for Auditor Services.

109 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board adjourned
110 the Audit Committee Meeting for the Ballantrae Community Development District.
111

112 **Mr. Flateau reconvened the Regular Meeting**

113 ➤ **Consideration and Approval of Audit Committee Recommendation**

114 Mr. Flateau presented the Audit Committee’s Recommendation of DiBartolomeo
115 and asked for comments or questions

116 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
117 the Audit Committee’s Recommendation of DiBartolomeo for Auditor Services for the Ballantrae
118 Community Development District.
119

120 Mr. Flateau requested two items be added to the letter to DiBartolomeo stating that we want the
121 end of year summary, and that we look forward to their use of “focus items”.

122 **B. New Business**

123 ➤ **Other New Business**

124 Mr. Milano asked about community improvements. Mr. Flateau advised waiting to
5 discuss until budget season in May.

126 Mr. Flateau mentioned hogs are back and causing damage to ponds and other areas.
127 Trapper is out to catch them. Repairs will be done after hogs are caught.

128 **SIXTH ORDER OF BUSINESS – Staff Reports**

129 **A. Maintenance Supervisor**

130 Mr. Flateau stated that there was a need for additional chair for the clubhouse. The Board
131 authorized Mr. Fletcher to purchase 20 folding chairs.

132 Mr. Fletcher stated he had a Zumba contract for renewal.

133 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
134 the renewal of the Zumba Contract for the Ballantrae Community Development District.

135 Mr. Fletcher presented a proposal for pressure washing walls for \$2,300.
136

137 Discussion ensued.

138 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
139 the proposal for pressure washing walls for \$2,300 for the Ballantrae Community Development District.

140 Mr. Fletcher presented a proposal from Pool Doctor for repair of splash pad surface for \$6,880.
141

142 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
143 the Pool Doctor proposal for splash pad surface repair for \$6,880 for the Ballantrae Community
144 Development District.

145 **B. District Manager**

146 There being none, next item followed.

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

148 There being none, next item followed.

149 **EIGHTH ORDER OF BUSINESS – Supervisor Comments and Requests**

150 Supervisors commented that the lights looked good.

151 Mr. Milano asked about if Yellowstone had fixed irrigation damage by Duke Energy. District
152 Manager will look into this.

153 **NINTH ORDER OF BUSINESS – Adjournment**


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

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161 **Each person who decides to appeal any decision made by the Board with respect to any matter
162 considered at the meeting is advised that 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.*

164
5 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
166 noticed meeting held on 1-9-17.

167 
168 _____
169 Signature

170 Paul A. Cusumano
171 Printed Name
172 Title: Secretary Assistant Secretary
173
174
175



Signature

James Flentz
Printed Name
Title: Vice Chairman Chairman

176