
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, February 1, 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
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.
Angel Montagna	District Manager, Rizzetta & Company, Inc.
Tracy Robin	DC; Straley & Robin
Tonja Stewart	District Engineer, Stantec Consulting
Bill Fletcher	Maintenance Manager
Jason McDarby	Duke Energy

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. Flateau explained the reason for the discussion on the wall at Castleway. He stated that all who wish to speak will have 3 minutes.

Mr. Solkin stated that residents should use their own money to put up a wall. The money should be used for a better clubhouse and amenities.

An Audience member opined that the Developer should pay for the wall or possibly install a

landscape buffer.

An Audience member commented that the wall should be paid for by the homeowners that want it as they knew where they were building.

Mr. Reed stated that the wall will prevent people from walking into his yard. He wants the wall to be built.

An Audience member stated that a wall is a safety issue and should be built.

Mr. Lech wants the wall built. He expressed his displeasure with the way the Board is handling this situation. The Board should be ashamed of themselves.

Mr. Rowland is opposed to paying for the wall.

Mr. Monaco feels for those that want the wall but doesn't agree that the entire community should have to pay for it. It affects 14 homes and the other 950 homes shouldn't have to pay.

Ms. Lacey is against the wall being built.

Mr. Topping stated that these 14 residents should not be alienated. The community as a whole should share the burden. He doesn't live by a pond but everyone pays for the maintenance. He feels a wall would benefit all.

Ms. Anderson stated that the Developer told them that the wall would be built. She feels that the wall should be built and benefits the entire community.

Mr. Martin is opposed to the wall being built. He suggested ways to get MI Homes or Bexley to pay for the wall.

Mr. Flateau explained that MI homes chose to put a vegetation barrier instead of the wall. The CDD is not required to put up the wall.

An Audience member suggested that the community as a whole pursue MI Homes.

Mr. Pavalow wants the CDD to pursue MI homes/Developer for the wall project.

A discussion ensued between the Board and the audience regarding the building of the wall on Castleway Dr.

On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor, the Board of Supervisors opposed the construction of a permanent structure (wall) on Ballantrae Blvd. and Bexley using CDD funding for Ballantrae Community Development District.

Mr. Colbreath commented on the Volleyball poles. He will work with Mr. Fletcher so this can be replaced.

THIRD ORDER OF BUSINESS

**District Counsel and District Engineer
Reports**

A. District Counsel

District Counsel Robin discussed the RFP for District Management Services. There will be a workshop on Monday, February 15, 2016 at 6:30 p.m. to discuss the proposals. On Monday, February 22, 2016 at 6:30 p.m., a workshop will be held to interview the candidates for District Management Services. The Board decided to have all 5 bidders speak for 30 minutes beginning at 7:00 pm.

B. District Engineer

District Engineer Stewart discussed the update on the easements. She provided a handout to the Board under separate cover. The Board requested a legend of the items. Mr. Flateau requested to know how many encroachments there are in the community. Ms. Stewart agreed to bring back new maps with a key on how to read it as well as a list of homes that are offenders.

Mr. McDarby from Duke Energy addressed the Board requesting an electric utility easement along Ballantrae Blvd. to Tower Rd. to place a switch gear for the school that is currently being built. The job will take approximately 2 weeks to complete. Mr. McDarby will take all of the Board's concerns back to the engineers; a new plan to hide the equipment back by the pump station with the existing equipment. He will bring additional information back to the Board at the next regular meeting.

FOURTH ORDER OF BUSINESS

Aquatic Update

Mr. Huber discussed Pond #19. The Board requested that the residents surrounding the pond be surveyed on what they'd like to have done to the pond. There was a discussion of the non identified pond.

On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor, the Board of Supervisors authorized District Management and Mr. Flateau to draft a letter to the residents for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

Landscape Update

Mr. Huber presented the landscape update. The Juniper beds are missing mulch on Braemar, Duke Firth and Gianna Way. Mr. Levy noted that some of the beds received a dusting of new mulch on top of old mulch. Mr. Huber already placed Yellowstone on notice and this will be fixed this week.

NINTH ORDER OF BUSINESS

Audience Comments

Mr. Flateau stated that he met with the traffic representative and they discussed that a crosswalk will be placed on Glen Epp from Lintower to Braemar. It may not happen immediately. The crosswalk by Straiton Place is up in the air due to speeding. A traffic study will be done to obtain more information on that area. For Castleway and Cunningham; the traffic study shows that there is little pedestrian traffic therefore no crosswalk will be placed. They will conduct another traffic study once Bexley is completed.

Mr. White commented on demolishing the property on 3146 Gianna Way, and mentioned that Mr. Fletcher and Yellowstone Landscaping take before and after photos for monitoring.

TENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Bobick noted that the roofs of the towers at the entrance are in need of pressure washing.

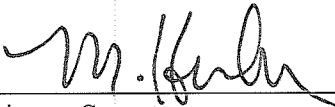
Mr. Levy noted that a tree is down in the pond behind his home and commented that Yellowstone should have done something when they were back there.

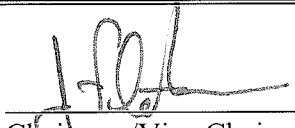
Mr. Milano inquired about the removal of the off duty officers monitoring the dump trucks.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Bobick, seconded by Mr. Levy, with all in favor, the Board of Supervisors adjourned the meeting at 10:04 p.m. for Ballantrae Community Development District.


Assistant Secretary


Chairman/Vice Chairman