

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, March 7, 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
Bill Fletcher	Maintenance Manager
Jason McDarby	Duke Energy
Brawnell Simms	Yellowstone Landscape
Nicholas Herd	Martial Arts Instructor
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

Mr. Herd, a Martial Arts Instructor, handed out flyers regarding the programs he offers. The classes would take place on Tuesdays and Thursdays at 5:00 pm and on Saturdays at 9:00 am. The cost per month would be \$50.00 for 3 classes.

<p>On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor, the Board of Supervisors authorized the Martial Arts classes 3 times a week at a cost of \$50.00 a month for Ballantrae Community Development District.</p>
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THIRD ORDER OF BUSINESS **Consideration of Tai Chi Request**

Mr. Herd explained the type of classes that Mr. Mason would like to instruct. Mr. Mason needs to discuss details with Mr. Huber. Mr. Huber gave Mr. Herd his information to give to Mr. Mason.

FOURTH ORDER OF BUSINESS **Consideration of Pilates Renewal**

The current Pilates standard renewal was approved.

On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor, the Board of Supervisors approved the standard renewal of Pilates classes for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS **District Counsel and District Engineer Reports**

A. District Counsel

Mr. McDarby, Duke Energy, handed out a revised version of the Duke Energy Easement for consideration. A discussion ensued. Mr. Robin offered that Ms. Stewart had reviewed the area where Duke Energy plans to direct bore.

On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor, the Board of Supervisors approved the Duke Energy Easement for Ballantrae Community Development District.

B. District Engineer

Mr. Flateau opined that Yellowstone, American Eco Systems, Mr. Stewart and himself should walk all areas for review on accessibility out of the 59 encroachments which are really bad. What type of encroachments are they? The HOA will need to deal with these properties.

SIXTH ORDER OF BUSINESS **Aquatic Update**

This item was tabled until the next meeting.

SEVENTH ORDER OF BUSINESS **Landscape Update**

Mr. Simms presented his update to the Board. Mulching was discussed, the Board was not happy with the Mulch removal. Not all of the mulch was removed. The mulch at Castleway is very thin as well as all of the villages. There are trees down around the pond and Mr. Simms recommends installing Cypress or Willow trees.

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On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor, the Board of Supervisors approved the Annuals proposal for \$3,802.50 for Ballantrae Community Development District.

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87 **EIGHTH ORDER OF BUSINESS**

**Consideration of Management Proposals
and Selection of District Management
Services**

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91 Mr. Fleteau read the history of the process of selecting a management company. He
92 explained that one bidder withdrew and noted the top 2 bidders the Board picked; DPFG and
93 Severn Trent.

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On a Motion by Mr. Levy, seconded by Mr. Thomas, with all in favor, the Board of Supervisors awarded the contract for District Management Services to DPFG for Ballantrae Community Development District.

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96 **NINTH ORDER OF BUSINESS**

Discussion of 2016-2017 Budget Ideas

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98 Mr. Fleteau commented that the Board wants residents to be able to speak on budget ideas
99 in the March and April meetings. His ideas for the budget are to have a pond study regarding the
100 water quality; LED street light; a lighting audit of the entire bill from Duke.

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On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor, the Board of Supervisors authorized the \$175,000.00 for the Wall Fund to be moved to the Park & Development fund for Ballantrae Community Development District.

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There was discussion on other ideas such as installing benches along the ponds, installing doggie stations, tennis court lighting, and a new clubhouse. Other ideas include an updated asset reserve chart with a reserve report; a dog park behind the tennis courts with a fence and a swipe card. ~~Mr. Fleteau is interested in repairing the fishing pier and a enhancing the gazebo landscape. Mr. Unger agreed with building a new clubhouse.~~

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TENTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Meeting held on February 1,
2016**

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On a Motion by Mr. Bobick, seconded by Mr. Milano, with all in favor, the Board of Supervisors approved the minutes for the Board of Supervisors' meeting held on February 1, 2016 as presented for Ballantrae Community Development District.

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ELEVENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Workshop held on February 15, 2016

On a Motion by Mr. Bobick, seconded by Mr. Milano, with all in favor, the Board of Supervisors approved the minutes for the Board of Supervisors' workshop held on February 15, 2016 as presented for Ballantrae Community Development District.

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TWELFTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on February 22, 2016

On a Motion by Mr. Bobick, seconded by Mr. Milano, with all in favor, the Board of Supervisors approved the minutes for the Board of Supervisors' workshop held on February 22, 2016 as amended for Ballantrae Community Development District.

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THIRTEENTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for January 2016

On a Motion by Mr. Milano seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the transfer of Pool Doctor invoice # 121406 to special projects code from park development for Ballantrae Community Development District.

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On a Motion by Mr. Levy seconded by Mr. Bobick, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for January 2016 (\$53,171.39) with a reduction in the Rizzetta & Company, Inc. fee as amended for Ballantrae Community Development District.

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FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. Maintenance Manager**
 - 1. Field Manager Report**

Mr. Fletcher noted that RS Safety requested a contract renewal for the swim lessons.

On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor, the Board of Supervisors approved the renewal of swim classes by RS Safety for Ballantrae Community Development District.

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On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor, the Board of Supervisors approved the Volleyball equipment and sand for a not to exceed amount of \$3,600.00 for Ballantrae Community Development District.

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Mr. Fletcher received a complaint regarding the Tennis Courts, he will review the surface.

On a Motion by Mr. Levy, seconded by Mr. Thomas, with all in favor, the Board of Supervisors approved the proposal for the John Deere Utility Cart for \$8,000.00 from the Asset Reserve Fund for Ballantrae Community Development District.

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B. District Manager

Mr. Huber announced that the next regular meeting is scheduled for April 4, 2016 at 6:30 p.m. Mr. Fletcher was authorized to hire pool monitors for Spring Break.

On a Motion by Mr. Levy, seconded by Mr. Milano, with all in favor, the Board of Supervisors authorized the hiring of pool monitors by March 21, 2016 for Spring Break for Ballantrae Community Development District.

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FIFTEENTH ORDER OF BUSINESS

Audience Comments

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Mr. White commented on the rust on the walls and inquired if the paint was under warranty. He noted that there is erosion at Pond #9 and felt that Mr. Smith of American Ecosystems would take care of this issue with some plantings.

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SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

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Mr. Milano inquired about the sidewalks near Ballantrae Blvd. for the upcoming school; is a crosswalk planned? He asked if Mr. Smith would have a power point presentation for the April meeting of all 36 ponds. He'd like aerial photos sent to the Board.

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Mr. Levy requested that a curfew be put back into effect.

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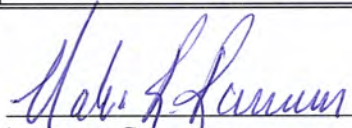
EIGHTEENTH ORDER OF BUSINESS

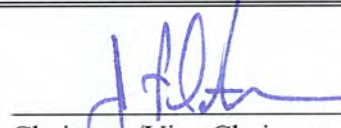
Adjournment

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On a Motion by Mr. Levy, seconded by Mr. Thomas, with all in favor, the Board of Supervisors adjourned the meeting at 8:37 p.m. for Ballantrae Community Development District.

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Assistant Secretary


Chairman/Vice Chairman