

1 **MINUTES OF MEETING**
2 **BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**
3

4 The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development
5 District was held on Monday, April 4, 2016 at 6:30 p.m. at the Ballantrae Community Center, 17611
6 Mentmore Boulevard, Land O' Lakes, Florida, 34638.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. Fleteau called the meeting to order.

9 Present and constituting a quorum were:

10 James Fleteau	Board Supervisor, Chairman
11 Richard Levy	Board Supervisor, Vice Chairman
12 Steve Bobick	Board Supervisor, Assistant Secretary
13 Christopher Milano	Board Supervisor, Assistant Secretary

14 Also present were:

15 Matthew Huber	District Manager, Rizzetta & Company
16 Patricia Comings-Thibault	District Manager, DPFPG
17 Nandra Ramnarine	District Manager, DPFPG
18 Tracy Robin	District Counsel
19 Tonja Stewart	District Engineer
20 Tony Smith	American Ecosystems
21 Brawnell Simms	Yellowstone

22 **SECOND ORDER OF BUSINESS – Audience Comments**

23 There being none, next item followed.

24 **THIRD ORDER OF BUSINESS – District Counsel and District Engineer Reports**

25 **A. District Counsel -**

26 Mr. Robin provided an update as to the Duke Energy Easement. The form of Easement has been
27 executed and is unique as it is not being recorded until such time as the location of the easement is
28 determined. A meeting between representatives of Duke Energy and the Board will be scheduled in the
29 near future to visit the site and finalize the location of the easement.

30 **B. District Engineer-**

31 Ms. Stewart presented a report to the Board regarding the status of the ponds and plantings within
32 the District. Mr. Smith from American Ecosystems also provided his report in conjunction with Ms.
33 Stewart.

34 Discussion ensued. A more comprehensive report will be provided at the May meeting.

35 **FOURTH ORDER OF BUSINESS – Landscaping and Ponds**

36 **A. Yellowstone Landscape -**

37 Mr. Simms presented the Yellowstone Report and asked for comments or questions.

38 Discussion ensued.

39 **B. American Ecosystems -**

40 American Ecosystem's report was presented in conjunction with the District Engineer's report.

41 **FIFTH ORDER OF BUSINESS – Business Items**

42 **A. Ratification of District Management Agreement**

43 Mr. Flateau presented the previously executed District Management Agreement with DPFPG, and
44 noted that the Agreement is for a one (1) year term, and that additional fees could be incurred in the event
45 DPFPG had to provide additional services or perform additional research with regard to prior audits
46 performed by Rizzetta & Company, Inc. Mr. Flateau then asked for any comments or questions.

47 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board ratified
48 the District Management Agreement with DPFPG for the Ballantrae Community Development District.

49
50 **B. Consideration of Resolution 2016-2, Election of Officers**

51 Mr. Flateau presented Resolution 2016-2 which served to elect DPFPG staff to certain positions
52 and asked for questions or comments.

53 On a MOTION by Mr. Milano, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board
54 approved Resolution 2016-2, electing DPFPG staff to certain District positions for the Ballantrae
55 Community Development District.

56
57 With acceptance of Resolution 2016-2, Mr. Huber stated that he would no longer be serving as
58 Assistant Secretary.

59 On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved
60 the removal of Matthew Huber as Assistant Secretary from the Ballantrae Community Development
61 District.

62
63 **C. Consideration of Resolution 2016-3, Transfer of Bank Accounts**

64 Mr. Flateau presented Resolution 2016-3 which served to give DPFPG authority to close accounts
65 and open and administer new accounts and asked for questions or comments.

66 Discussion ensued. It was decided that Ms. Comings-Thibault would work with Mr. Levy as to
67 the establishment of the new accounts.

68 On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved
69 Resolution 2016-3, give DPFPG authority to close accounts and open and administer new accounts for the
70 Ballantrae Community Development District.

71
72 **D. Consideration of Resolution 2016-4, Rescinding Previously Adopted Registered
73 Agent and Designation of District Registered Agent**

74 Mr. Flateau presented Resolution 2016-4 which served to remove Rizzetta & Company, Inc., as
75 the current Registered Agent and to designate Straley & Robin as the new District Registered Agent, and
76 asked for questions or comments.

77 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
78 Resolution 2016-4, which removes Rizzetta & Company, Inc. as the current Registered Agent and
79 designates Straley & Robin as the new District Registered Agent for the Ballantrae Community
80 Development District.

81
82 **E. Consideration of Resolution 2016-5, Designation of District Records Officer**

83 Mr. Flateau presented Resolution 2016-5 which served to designate the District Records Officer
84 and asked for questions or comments.

85 On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved
86 Resolution 2016-5, designating Carolyn Stewart as the District Records Officer for the Ballantrae
87 Community Development District.

88
89 **F. Continued Discussion of 2016-2017 Budget Ideas**

90 Mr. Fleteau commented that he was still hopeful that residents would provide budget ideas prior
91 to the draft budget being completed. He reiterated his ideas from the last meeting for pond testing, an
92 energy audit of the street lights and LED lights and asked if the Board members if they would like to add
93 any additional items. Some additional items proffered by Board members were: the formation of an
94 exploratory committee for the new clubhouse; dog waste stations; lights for tennis courts; industrial fans
95 for the pool areas with misters; soccer goals; park benches and either refurbishment or removal of the
96 fishing pier.

97 **SIXTH ORDER OF BUSINESS**

98 **A. Consideration of Minutes of March 7, 2016 Meeting**

99 Mr. Fleteau presented the minutes of the March 7, 2016 meeting, and asked for comments,
100 questions or corrections. It was noted that on lines 106 that the sentence concerning Mr. Fleteau being
101 interested in repairing the fishing pier and enhancing the gazebo landscape was not correct and needed to
102 be stricken; and the following sentence on line 107 referring to Mr. Unger, also needed to be stricken.

103 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
104 the minutes of the Board of Supervisors meeting held on March 7, 2016, as amended, for the Ballantrae
105 Community Development District.

106
107 **B. Consideration of Operations and Maintenance Expenditures**

108 Mr. Fleteau presented the Operations and Maintenance Expenditures for February of 2016, and
109 asked for comments, questions or corrections.

110 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
111 the Operations and Maintenance Expenditures for February of 2016, for the Ballantrae Community
112 Development District.

113
114 **SEVENTH ORDER OF BUSINESS – Staff Reports**

115 **A. Maintenance Manager**

116 Mr. Fletcher presented the Field Manager Report and asked for comments or questions.

117 **B. District Manager**

118 There being none, next item followed.

119 **EIGHTH ORDER OF BUSINESS – Supervisor Requests**

120 Mr. Milano inquired as to the pumps located at the pond along State Road 54.

121 Discussion ensued.

122 **NINTH ORDER OF BUSINESS – Audience Comments**

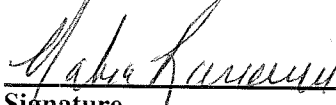
123 A member of the audience inquired about the fence along the property line between the Bexley
124 project and Ballantrae. Another audience member asked if the Shops at Ballantrae project had confirmed
125 who the tenants would be.

126 **TENTH ORDER OF BUSINESS – Adjournment**

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

129
130 **Each person who decides to appeal any decision made by the Board with respect to any matter*
131 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
132 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

133 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
134 noticed meeting held on MAY 2, 2016.

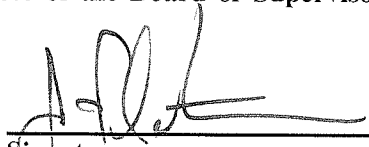
135
136
137 

138 Signature

139
140 NADER RAMZI

141 Printed Name

142 Title: Secretary Assistant Secretary

135
136
137 

138 Signature

139
140 JAMES FLATAU

141 Printed Name

142 Title: Vice Chairman Chairman

145