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**MINUTES OF MEETING  
BALLANTRAE  
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development  
11 District was held on Thursday, June 9, 2016 at 6:30 p.m. at the Ballantrae Community Center, 17611  
12 Mentmore Boulevard, Land O' Lakes, Florida, 34638.

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**FIRST ORDER OF BUSINESS – Roll Call**

18 Mr. Flateau called the meeting to order.

19 Present and constituting a quorum were:

20 James Flateau	Board Supervisor, Chairman
21 Richard Levy	Board Supervisor, Vice Chairman (joined meeting in progress)
22 Steve Bobick	Board Supervisor, Assistant Secretary
23 Christopher Milano	Board Supervisor, Assistant Secretary
24 Tony Thomas	Board Supervisor, Assistant Secretary

25 Also present were:

26 Patricia Comings-Thibault	District Manager, DPFPG
27 Nandra Ramnarine	District Manager, DPFPG
28 Vivek Babbar	District Counsel
29 Tonja Stewart	District Engineer (joined meeting in progress)
30 Bill Fletcher	Maintenance Manager

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**SECOND ORDER OF BUSINESS – Audience Comments**

There being none, next item followed.

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

**A. District Counsel - Update Regarding Duke Energy LED Lighting Proposal**

Mr. Babbar presented an update regarding Duke Energy LED Lighting Proposal and asked for comments or questions.

Discussion ensued. Mr. Flateau questioned why the District is not seeing the savings costs of other communities and would like to explore other options. Mr. Babbar will invite a representative from Duke Energy to attend the next meeting to address questions and Staff will do research on alternatives.

Mr. Babbar also gave an update on the Duke Easement. Mr. Jason McDarby of Duke Energy, was also in attendance. Mr. McDarby advised that the easement area had been staked and was available to be viewed by Board members, who were welcome to coordinate with him directly to individually view

47  
48 the easement location.

49  
50 **B. District Engineer**

51  
52 There being none, next item followed.

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

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56 **A. American Ecosystems**

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58 1. May Report

59  
60 Mr. Smith was not in attendance to present the May pond report. Ms. Ramnarine presented an  
61  
62 example of a pictorial and time stamped report and asked if the Board would like to see that format  
63  
64 utilized for future monthly reporting.

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66 On a MOTION by Mr. Levy, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board approved  
67 having American Ecosystems utilize the format of the pictorial and time stamped report for future  
68 monthly reporting for the Ballantrae Community Development District.

69  
70 **B. Operations Report**

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72 As representatives for Yellowstone were not in attendance, Ms. Ramnarine gave an overview of  
73  
74 the Operations Report and presented a landscaping proposal provided by Yellowstone for the installation  
75  
76 of seasonal flowers in the amount of \$3,802.50.

77  
78 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved  
79 the Yellowstone Proposal for seasonal flower installation in the amount of \$3,802.50 for the Ballantrae  
80 Community Development District.

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82 **FIFTH ORDER OF BUSINESS – Administrative Matters**

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84 **A. Approval of Minutes of May 2, 2016 Meeting**

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86 Mr. Flateau presented the minutes of May 2, 2016 meeting and asked for comments, questions or  
87  
88 corrections. Correction to be made at Line 117 should read “as an option, the County will be asked to  
89  
90 do the work.”

91  
92 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved  
93 the minutes, as amended and pending review, of the Board of Supervisors meeting held on May 2, 2016  
94 for the Ballantrae Community Development District.

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96 **B. Acceptance of Unaudited Financial Statements for April 2016**

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Mr. Flateau presented the Unaudited Financial Statements for April 2016 and asked for comments or questions. Ms. Comings-Thibault gave an overview of the financial statements.

Discussion ensued.

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

**SIXTH ORDER OF BUSINESS – Business Matters**

**A. Presentation of Proposed 2016-2017 Budget**

Mr. Flateau presented the Proposed 2016-2017 Budget and asked for comments or questions.

Ms. Comings-Thibault gave an overview of the Proposed Budget.

Discussion ensued.

On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved the Proposed 2016-2017 Budget for the Ballantrae Community Development District.

**B. Consideration of Resolution 2016-6 Approval of the FY 2016-2017 Budget and Setting the Public Hearing**

On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board adopted Resolution **2016-6** Approval of the FY 2016-2017 Budget and Setting the Public Hearing for August 15, 2016 at 6:30 p.m. at the Ballantrae Community Center, 17611 Mentmore Blvd., Land O'Lakes, Florida, for the Ballantrae Community Development District.

**C. Ratification of Proposal for Replacement of Well Pump at Clubhouse**

Mr. Flateau presented for ratification a proposal for the replacement of well pump at the Clubhouse and asked for comments or questions.

On a MOTION by Mr. Levy, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board ratified the Proposal for Replacement of Well Pump at Clubhouse for the Ballantrae Community Development District.

**D. Review and Consideration of the District Towing Agreement**

Mr. Babbar gave a review of the District Towing Agreement and asked for comments or questions.

Discussion ensued.

146 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved  
147 the District Towing Agreement for the Ballantrae Community Development District.

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149 **E. Consideration of Proposals for Resurfacing of Tennis Court**

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151 1. Nidy Sports Construction - \$9,572  
152 2. Elite Court Construction - \$7,350  
153

154 Discussion ensued. No action was taken. Ms. Comings-Thibault will talk to tennis directors for  
155  
156 opinions.  
157

158 **SEVENTH ORDER OF BUSINESS – Staff Reports**

159  
160 **A. Maintenance Manager**

161 Mr. Fletcher presented the Field Maintenance Report.

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163 **1. Field Maintenance Report**

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165 a. Consideration of Chaise Repairs

166 On a MOTION by Mr. Milano, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board  
167 authorized the Maintenance Manager to repair 18 chaise lounge chairs, not to exceed \$160 per chair, for  
168 the Ballantrae Community Development District.

- 169  
170 b. Consideration of Proposal for New Lock for Basketball Court  
171

172 On a MOTION by Mr. Levy, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board approved  
173 the proposal for a new lock for the basketball court in the amount of \$649 for the Ballantrae Community  
174 Development District.

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176 c. Consideration of Extending Pilates Class  
177

178 On a MOTION by Mr. Levy, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board agreed to  
179 extend the Pilates Class for the Ballantrae Community Development District.

- 180  
181 d. Consideration of proposal for two surge protectors for main gate board  
182

183 in the amount of \$284 installed.  
184

185 On a MOTION by Mr. Levy, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board the  
186 proposal for two surge protectors for main gate board for the Ballantrae Community Development  
187 District.

- 188  
189 e. Splash Pad Damage Repair Due to Vandalism  
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191 On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board agreed to  
192 repair the damage at the Splash Pad for the Ballantrae Community Development District.  
193

194 **B. District Manager**

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196 Ms. Ramnarine reminded the Board to that Financial Disclosure forms were due to the County  
197  
198 prior to July 1, 2016, in order to avoid possible fines.

199  
200 At the next meeting Lt. Jones from the Pasco County Sheriff's Department is scheduled to attend  
201  
202 to discuss the curfew and trespass agreement.

203  
204 **EIGHTH ORDER OF BUSINESS – Supervisor Requests**

205 Mr. Milano discussed the vandalism at the splash pad. Mr. Fletcher will put the mobile camera to  
206 view the splash pad.

207 Mr. Bobick asked about the attempted break-in of the shed and to consider a light be installed  
208 there.

209 **NINTH ORDER OF BUSINESS – Audience Questions and Comments on Other Items**

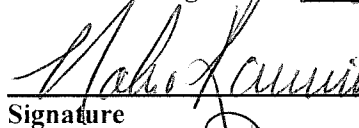
210  
211 There being none, next item followed.

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213 **TENTH ORDER OF BUSINESS – Adjournment**

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

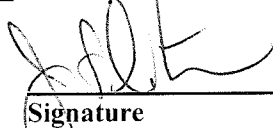
217  
218 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
219 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
220 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

221 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
222 noticed meeting held on July 11, 2016.

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225 \_\_\_\_\_  
226 Signature

227  
228 NANDORA RAMNARINE  
229 Printed Name

230 Title:  Secretary  Assistant Secretary

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225 \_\_\_\_\_  
226 Signature

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228 JAMES FLATEAU  
229 Printed Name

230 Title:  Vice Chairman  Chairman

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