

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

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5 The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development  
6 District was held on Monday, July 11, 2016 at 6:30 p.m. at the Ballantrae Community Center, 17611  
7 Mentmore Boulevard, Land O' Lakes, Florida, 34638.

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

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10 Mr. Flateau called the meeting to order.

11 Present and constituting a quorum were:

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13	James Flateau	Board Supervisor, Chairman
14	Richard Levy	Board Supervisor, Vice Chairman, ( <i>joined</i> <i>meeting in progress</i> )
15		
16	Steve Bobick	Board Supervisor, Assistant Secretary
17	Christopher Milano	Board Supervisor, Assistant Secretary
18	Tony Thomas	Board Supervisor, Assistant Secretary
19		

20 Also present were:

21	Nandra Ramnarine	District Manager, DPFG
22	Vivek Babbar	District Counsel
23	Tonja Stewart	District Engineer
24	Bill Fletcher	Maintenance Manager
25	Brett Perez	Yellowstone
26		

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

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29 There being none, next item followed.

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31 **THIRD ORDER OF BUSINESS – Guest Speaker**

32  
33 Sgt. Mike Rapp from the Pasco County Sheriff's Office gave a presentation regarding the  
34 Agency's form of Trespass Agreement and what the Agency would be able to enforce on District  
35 property.  
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39 Discussion ensued. The Board chose to take no action on this matter at this time.  
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41 **FOURTH ORDER OF BUSINESS – District Counsel and District Engineer Reports**

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43 **A. Duke Energy Easement – Final Approval of Easement Location**

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45 Mr. Flateau presented the Duke Energy Easement – Final Approval of Easement Location and  
46 asked for comments or questions.  
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49 Discussion ensued.

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On a MOTION by Mr. Bobick, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board accepted the easement corridor for the Ballantrae Community Development District.

**B. Review of Licenses for the Playing of Music**

- American Society
- SEASAC, LLC
- BMI

Mr. Flateau presented Review of Licenses for the Playing of Music and asked for comments or questions. Mr. Babbar gave an overview of this item.

Discussion ensued. No action will be taken on licenses. The Board did discuss the broadcasting of music over the sound systems at both the community center and the Straiton pool.

On a MOTION by Mr. Milano, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board approved turning off the sound system and not broadcasting the radio at both the community center and the Straiton pool for the Ballantrae Community Development District.

**C. Update on Towing Agreement**

Mr. Flateau presented an update on the Towing Agreement and asked for comments or questions.

Discussion ensued. The Agreement will not go into effect until August 5, 2016, to accommodate Straiton residents while Straiton is having re-striping done on August 1<sup>st</sup> and August 2<sup>nd</sup>.

**D. Proposed Authorization Form for Caregivers to Obtain Pool Access Cards**

Mr. Flateau presented the proposed Authorization Form for Caregivers to Obtain Pool Access Cards. Mr. Babbar gave an overview of the form.

Discussion ensued. The form was revised to strike one line from the form.

On a MOTION by Mr. Bobick, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board approved the Authorization Form for Caregivers to Obtain Pool Access Cards, as amended, for the Ballantrae Community Development District.

**E. Update on Pond Report**

Mr. Flateau presented the Pond Report. Ms. Stewart will contact Mr. Smith to discuss any necessary updates to the Pond Report.

Discussion ensued. Ms. Ramnarine will forward Ms. Stewart the information concerning the

100 additional plant species proposed for plantings.

101

102 **F. Consideration of Proposal for Site Masters for Outfall Structures**

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104 Mr. Flateau presented the Proposal and requested that Ms. Stewart provide an updated Proposal at

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106 the August meeting to include separate pages for each pond that would: i) outline issues with each pond;

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108 ii) describe the necessary repairs; iii) the cost for the repairs; and iv) the priority of the repairs.

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110 **FIFTH ORDER OF BUSINESS – Landscaping and Ponds**

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112 **A. American Ecosystems**

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114 1. June Report

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116 Ms. Ramnarine presented the June Report for American Ecosystems. Mr. Smith will be

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118 attendance at the August meeting and the Board will ask him any follow-up questions at that time.

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120 **B. Operations Report**

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122 Ms. Ramnarine presented the Operations Report. Discussion ensued.

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124 1. Consideration of Proposal for Enhancement of Area Behind Volleyball Court -  
125 \$1,258

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127 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved  
128 the proposal for Enhancement of Area Behind Volleyball Court - \$1,258 for the Ballantrae Community  
129 Development District.

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131 2. Consideration of Proposal for Shrubs at Straiton Entry - \$6,789

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133 Mr. Flateau advised that he recently attended the Straiton HOA Board meeting and the Straiton

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135 Board had agreed to pay for one-half (1/2) of the cost of the proposal.

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137 On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved  
138 the proposal for shrubs at Straiton Entry - \$6,789, with the Straiton HOA agreeing to pay half the cost of  
139 the proposal, for the Ballantrae Community Development District.

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141 3. Consideration of Proposal for Irrigation Clock Damage on Mentmore

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143 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved  
144 the proposal for Repair of Irrigation Clock Damage on Mentmore for the Ballantrae Community  
145 Development District.

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147 4. County Irrigation Assessment

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149 Mr. Flateau presented the County Irrigation Assessment. Discussion ensued.

150  
151 In order to proceed with the Assessment, 2” flow meters would need to be installed on six (6) wells in  
152  
153 Ballantrae. The Board reviewed a proposal from Yellowstone dated May 16, 2016, which proposed 2”  
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155 flow meters on five (5) wells. After discussion, the Board agreed that the number of wells should be six  
156  
157 (6), not five (5), and amended the proposal to add the cost for the additional flow meter.  
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159 On a MOTION by Mr. Levy, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board approved  
160 having the County review each zone and water usage, and includes installation of 2” flow meters on six  
161 (6) wells for a total of \$10,153.55, for the Ballantrae Community Development District.

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163 **SIXTH ORDER OF BUSINESS – Administrative Matters**

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165 **A. Approval of Minutes of June 9, 2016 Meeting**

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167 Mr. Fleteau presented the minutes of June 9, 2016 meeting and asked for comments, questions or  
168  
169 corrections.  
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171 On a MOTION by Mr. Milano, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board  
172 approved the minutes of the Board of Supervisors meeting held on June 9, 2016 for the Ballantrae  
173 Community Development District.

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175 **B. Acceptance of Unaudited Financial Statements for May 2016**

176  
177 Ms. Ramnarine presented the Unaudited Financial Statements for May 2016 and asked for  
178  
179 comments or questions.  
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181 Discussion ensued.  
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183 On a MOTION by Mr. Bobick, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board  
184 accepted the May 2016 Unaudited Financial Statements for the Ballantrae Community Development  
185 District.

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187 **SEVENTH ORDER OF BUSINESS – Business Matters**

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189 **A. Review of Financial Report for FY Ending 9/30/2015**

190  
191 Ms. Ramnarine presented the Financial Report for FY Ending 9/30/2015 and asked for comments  
192  
193 or questions.  
194

195 Discussion ensued.  
196

197 **B. 2016-2017 Budget Items**

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199 Mr. Fleteau presented 2016-2017 Budget Items and asked for comments or questions.

200 **EIGHTH ORDER OF BUSINESS – Staff Reports**

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202 **A. 1. Field Maintenance Report:**

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204 **a. Request for Use of Meeting Room by Girl Scouts**

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206 Mr. Fletcher presented a request for Use of the Community Center Meeting Room by Girl Scouts  
207  
208 and asked for comments or questions.

209  
210 Discussion ensued.

212 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board agreed to  
213 the use of the Community Center Meeting Room by the Girl Scouts for the Ballantrae Community  
214 Development District.

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216 **B. 1. District Manager:**

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218 Ms. Ramnarine will be receiving a proposal for reserve study report update. She is also still  
219  
220 researching LED lighting.

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222 **NINTH ORDER OF BUSINESS – Supervisor Requests**

223 Supervisor Bobbick asked for status on Email conversion. Steve White will look into larger capacity and  
224 archiving with Fat Cow.

225 **TENTH ORDER OF BUSINESS – Audience Questions and Comments on Other Items**

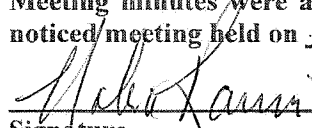
226  
227 There being none, next item followed.

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229 **ELEVENTH ORDER OF BUSINESS – Adjournment**

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

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

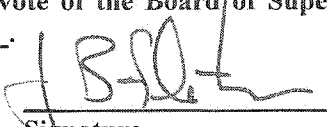
237 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
238 noticed meeting held on AUGUST 8, 2016.

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241 \_\_\_\_\_  
242 Signature

243 NANDORA RAMNARINE  
244 Printed Name

245 Title:  Secretary  Assistant Secretary

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247

239  
240   
241 \_\_\_\_\_  
242 Signature

243 JAMES B FLATEAU  
244 Printed Name

245 Title:  Vice Chairman  Chairman