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**MINUTES OF MEETING
BALLANTRAE
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development District was held on Monday, August 8, 2016 at 6:30 p.m. at the Ballantrae Community Center, 17611 Mentmore Boulevard, Land O' Lakes, Florida, 34638.

FIRST ORDER OF BUSINESS – Roll Call

Mr. Fleteau called the meeting to order.

Present and constituting a quorum were:

James Fleteau	Board Supervisor, Chairman
Richard Levy	Board Supervisor, Vice Chairman, (<i>joined meeting in progress</i>)
Steve Bobick	Board Supervisor, Assistant Secretary
Christopher Milano	Board Supervisor, Assistant Secretary
Tony Thomas	Board Supervisor, Assistant Secretary

Also present were:

Nandra Ramnarine	District Manager, DPGF
Vivek Babbar	District Counsel
Tonja Stewart	District Engineer
Tony Smith	American Ecosystem
Brian Mahar	Yellowstone

SECOND ORDER OF BUSINESS – Audience Comments

Resident requested an Event – Slip-N-Slide Kickball.

THIRD ORDER OF BUSINESS – District Counsel and District Engineer Reports

A. Update on Straiton Crosswalk

Mr. Fleteau presented an update on Straiton Crosswalk and asked for comments or questions.

Discussion ensued.

On a MOTION by Mr. Bobick, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board agreed that the District should advise the Straiton HOA that it should pursue completion of the crosswalk with Pasco County, but that the District still agrees to pay half of the cost of crosswalk installation (\$5,000) and half the cost of battery operated flashing lights (\$7,500) for the crosswalk for the Ballantrae Community Development District.

B. Consideration of Custom Reserve, LLC Proposal - \$1,100 without On-Site Inspection and \$1,700 with On-Site Inspection

Mr. Fleteau presented a Custom Reserve Studies proposal and asked for comments or questions.

47 On a MOTION by Mr. Levy, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board approved
48 the Custom Reserve Studies proposal for \$1,700 which includes onsite review, and that District Manager
49 should coordinate with Custom Reserve Studies and District Engineer for a site visit for the Ballantrae
50 Community Development District.

51
52 **C. Consideration of Proposal for Site Masters for Outfall Structures**

53 Ms. Stewart presented the Proposal for Site Masters for Outfall Structures and asked for
54 comments or questions.
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56 Discussion ensued.
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60 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
61 the Proposal for Site Masters for Outfall Structures (\$14,500) for the Ballantrae Community Development
62 District.

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64 **D. Cunningham Court Drainage and Fence**

65 Mr. Flateau presented the Cunningham Court Drainage and Fence and asked for comments or
66 questions.
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70 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
71 authorizing District Engineer to survey swale area in the amount of \$2,000, and requested the survey be
72 completed for the next meeting, for the Ballantrae Community Development District.

73
74 **E. Review and Consideration of Rules for Obtaining Swipe Card**

75 Mr. Flateau presented the Rules for Obtaining Swipe Card and asked for comments or questions.
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78 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
79 the Rules for Obtaining Swipe Card for the Ballantrae Community Development District.

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81 **F. Review and Consideration of Recreational Amenities Suspension Policy**

82 The Board decided to take no action on this item.
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85 **G. Slip-n-Slide Kickball**

86 This item was tabled due to insufficient information.
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89 **FOURTH ORDER OF BUSINESS – Landscaping and Ponds**

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91 **A. American Ecosystems**

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93 1. June Report and Treatment Report

94 Tony Smith presented the June Report and Treatment Report and asked for comments or
95
96

97 questions.

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99 Discussion ensued. The Board requested that American Ecosystems note any issues or problems
100 with the ponds in its Master Report.

101
102
103 2. Review of Alternative Planting Material

104 Mr. Flateau presented Alternative Planting Material and asked for comments or questions.

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106 Discussion ensued.

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108
109 On a MOTION by Mr. Milano, SECONDED by None, motion dies to table vote on plantings until
110 District thoroughly exhausts options, have diagrams of ponds showing plant placement and have residents
111 provide input for the Ballantrae Community Development District.

112
113 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
114 to use club rush on littoral and non-littoral shelves, and to have three of the less high profile ponds
115 planted with soft rush. The remaining ponds would be planted with club rush for the Ballantrae
116 Community Development District.

117
118 **B. Operations Report**

119
120 1. Proposal for Juniper Planting Near Clubhouse

121
122 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
123 the proposal for Juniper Planting near the Clubhouse for the Ballantrae Community Development District.

124
125 **FIFTH ORDER OF BUSINESS – Administrative Matters**

126
127 **A. Approval of Minutes of July 11, 2016 Meeting**

128 Mr. Flateau presented the Minutes of the July 11, 2016 Meeting and asked for comments
129 questions, or corrections.

130
131
132 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
133 the Minutes of the July 11, 2016 Meeting for the Ballantrae Community Development District.

134
135
136 **B. Acceptance of Unaudited Financial Statements for June 2016**

137 Ms. Ramnarine presented the Unaudited Financial Statements for June 2016 and asked for
138 comments or questions.

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141 On a MOTION by Mr. Flateau, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board accepted
142 the Unaudited Financial Statements for June 2016 for the Ballantrae Community Development District.

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145 **SIXTH ORDER OF BUSINESS – Business Matters**

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147 **A. Pasco County Alliance Membership**

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149 Mr. Flateau presented the Pasco County Alliance Membership and asked for comments or
150
151 questions.

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153 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board agreed not
154 to renew the District's membership with the Pasco County Alliance for the Ballantrae Community
155 Development District.

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157 **Ms. Ramnarine requested a motion to recess the meeting.**

158
159 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board recessed
160 the Regular Meeting for the Ballantrae Community Development District.

161
162 **The Regular Meeting was Recessed at 8:41 p.m.**

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164 **The Regular Meeting Reconvened at 8:50 p.m.**

165 **B. Acceptance of the Audit Committee Recommendations**

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168 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board accepted
169 the recommendations made by the Audit Committee for the Ballantrae Community Development District.

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171 **C. Additional Items**

172
173 There being none, next item followed.

174
175 **SEVENTH ORDER OF BUSINESS – Staff Reports**

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177 **A. Field Maintenance Report**

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179 **1. Disposition of Chaise Loungers**

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181 The Board agreed to have Mr. Fletcher place signage on the Chaise Lounge Chairs and allow
182
183 them to be taken.

184
185 **B. District Manager**

186
187 The District Manager will obtain bids for holiday lighting to include the 6 village entries.

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

190 There being none, next item followed.

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

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193 There being none, next item followed.

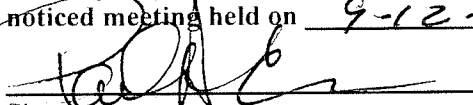
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195 **TENTH ORDER OF BUSINESS – Adjournment**

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

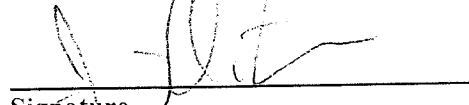
**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 9-12-16.


Signature

PAULCUSANO
Printed Name

Title: Secretary Assistant Secretary


Signature

Printed Name

Title: Vice Chairman Chairman