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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 7, 2017, 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. Flateau called the meeting to order.

Present and constituting a quorum were:

James Flateau	Board Supervisor, Chairman
Richard Levy	Board Supervisor, Vice Chairman
Tony Thomas	Board Supervisor, Assistant Secretary
Chris Milano	Board Supervisor, Assistant Secretary
Steve Bobick	Board Supervisor, Assistant Secretary

Also present were:

Paul Cusmano	District Manager, DPFPG
Bill Fletcher	Maintenance Supervisor

SECOND ORDER OF BUSINESS – Audience Comments or Questions on Agenda Items

Resident presented a proposal for boundary ropes for volleyball court.

On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved the Volleyball USA Proposal - \$164 for boundary ropes for the Ballantrae Community Development District.

Mr. Flateau stated that residents from Concord Station are not allowed to use the volleyball court.

Resident requested the usage of meeting room for the Women's March Florida, the first Friday of the month at 6:30-9:00 p.m. starting in September.

On a MOTION by Mr. Bobick, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board approved the usage of the meeting room, with fee waived and with renewal in three months for the Women's March Florida for the Ballantrae Community Development District.

THIRD ORDER OF BUSINESS – Staff Reports

A. District Counsel

There being none, next item followed.

B. Landscaping

➤ **Yellowstone – Maintenance Report**

Mr. Cusmano presented the Yellowstone Maintenance Report. He stated that Circle K will be notified to fix the issue at the entrance near construction where the St. Augustine grass is dying.

Discussion ensued concerning tree count. This item was put on hold.

40 Discussion ensued concerning the planting of juniper and installing “No Parking on Landscaping”
41 signs at the bottom of Cunningham at the fence. Facilities Manager will get the costs of signs.

42 **C. DPFG Field Report (under separate cover)**

43 ➤ **August Operations Report**

44 Mr. Cusmano presented the August Operations Report and asked for comments or questions.

45 ➤ **August Visual Grade Sheet**

46 Mr. Cusmano presented the August Visual Grade Sheet for the Board to review.

47 ➤ **August Score Card**

48 Mr. Cusmano presented the August Score Card for the Board to review.

49 **D. District Engineer**

50 There being none, next item followed.

51 **E. Pond Manager**

52 Mr. Flateau presented Pond Manager and asked for comments or questions.

53 Mr. Levy mentioned that the littoral shelf on Pond 12 was dead.

54 **FOURTH ORDER OF BUSINESS – Administrative Matters**

55 **A. Approval of Minutes of July 10, 2017 Meeting**

56 Mr. Flateau presented the Minutes of the July 10, 2017 Meeting and asked for comments,
57 questions or corrections.

58 On a MOTION by Mr. Levy, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board approved
59 the Minutes of the July 10, 2017 Meeting, for the Ballantrae Community Development District.

60
61 **B. Acceptance of June 2017 Financial Statements**

62 Mr. Flateau presented the June 2017 Financial Statements and asked for comments or
63 questions.

64 Mr. Flateau requested follow up on the Accounting Services charge of \$3,500.

65 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
66 the June 2017 Financial Statements for the Ballantrae Community Development District.

67
68 **FIFTH ORDER OF BUSINESS – Business Matters**

69 **A. Old Business**

70 There being none, next item followed.

71 **B. New Business**

72 Mr. Flateau requested a motion to recess the regular meeting.

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

75


76 **1. Fiscal Year 2017-2018 Budget Public Hearing**

77 **a. Open Public Hearing**

78 Mr. Flateau requested a motion to convene the Public Hearing.

79 On a MOTION by Mr. Levy, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board convened
80 the Public Hearing for the Ballantrae Community Development District.

81
82 **b. Budget Presentation**

83 Mr. Flateau presented the 2017-2018 Budget and asked for comments or
84 questions. 

85 **c. Public Comment**

86 There being none, next item followed.

87 **d. Close Public Hearing**

88 Mr. Flateau requested a motion to close the Public Hearing.

89 On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board closed the
90 Public Hearing for the Ballantrae Community Development District.

91
92 Mr. Flateau requested a motion to re-open the regular meeting.

93 On a MOTION by Mr. Milano, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board re-
94 opened the regular meeting for the Ballantrae Community Development District.

95
96 **2. Consideration and Approval of Resolution 2017-05 Annual Appropriation &**
97 **Adoption of Budget**

98
99 Mr. Flateau presented Resolution 2017-05 Annual Appropriation & Adoption of the 2017-2018
100 Budget.

101 Discussion ensued.

102 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board adopted
103 Resolution 2017-05 Annual Appropriation & Adoption of Budget, as amended, for the Ballantrae
104 Community Development District.

105
106 **3. Consideration and Approval of Resolution 2017-06 O&M Assessments**

107 Mr. Flateau presented Resolution 2017-06 O&M Assessments and asked for comments or
108 questions.

109 Discussion ensued.

110 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board adopted
111 Resolution 2017-06 O&M Assessments for the Ballantrae Community Development District.

112
113 **SIXTH ORDER OF BUSINESS – Staff Reports**

114 **A. Maintenance Supervisor**

115 Mr. Fletcher presented three quotes for basketball resurfacing quotes:

- 116 a. Sport Surfaces - \$5,900
- 117 b. NIDY Sports Construction - \$8,325
- 118 c. Florida Courts - \$6,800

119 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
120 the Florida Courts Proposal - \$6,800 for Basketball Resurfacing, to be paid out of the Asset Reserve
121 Funds, for the Ballantrae Community Development District.

122
123 Mr. Fletcher said he received a request from the Devonwood HOA to hold their monthly meeting
124 here, and asked if it could be scheduled for the entire year, or did the Board require the three month
125 renewal rule.

126 Discussion ensued.

127 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
128 the Devonwood HOA the usage of meeting room for entire year, for the Ballantrae Community
129 Development District.

130
131 **B. District Manager**

132 There being none, next item followed.

133 **SEVENTH ORDER OF BUSINESS – Audience Questions and Comments on Other Items**

134 There being none, next item followed.

135 **EIGHTH ORDER OF BUSINESS – Supervisor Comments and Requests**

136 Mr. Milano asked about the follow up on the roll over from 2016 as requested at last meeting.

137 Discussion ensued.

138 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
139 directing the Chairman to have a conversation with the auditor, DiBartolomeo, to explain what the Board
140 wants and how to get it, and also directed the District Manager to provide the Chairman the name and
141 phone number of the auditor, for the Ballantrae Community Development District.

142
143 Mr. Flateau commented about the loud music from the Zumba classes. The District Manager will
144 send a notice to the woman holding the class to turn down the music, and that it was her second warning.

145 **NINTH ORDER OF BUSINESS – Adjournment**

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

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

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158 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
159 noticed meeting held on 10/2/17.

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162 Signature
163 Paul A Cusumano

164 Printed Name

165 Title: Secretary Assistant Secretary

166
167



Signature
JAMES B FITEAU

Printed Name

Title: Vice Chairman Chairman