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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, February 5, 2018 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 (joined in progress)
Steve Bobick	Board Supervisor, Assistant Secretary
Tony Thomas	Board Supervisor, Assistant Secretary
Chris Milano	Board Supervisor, Assistant Secretary

Also present were:

Paul Cusmano	District Manager, DPFPG
Brian Mahar	Account Manager, Yellowstone (joined in progress)
Tonja Stewart	District Engineer
Tony Smith	American Ecosystems
Bill Fletcher	Yellowstone

The following is a summary of the discussions and actions taken at the February 5, 2018 Ballantrae CDD Meeting.

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

Resident wanted to express his interest in the shade structure replacement in the playground.

Discussion ensued.

THIRD ORDER OF BUSINESS – Staff Reports

A. District Counsel

There being none, next item followed.

B. Landscaping

Mr. Mahar presented the Landscaping Report as well as the item listed below:

1. Yellowstone- Maintenance Report

Mr. Mahar presented an erosion issue around Pond 13. Mr. Flateau asked to have Pond 13 added to the list of ponds.

Mr. Mahar mentioned an erosion repair proposal for Pond 13 for \$1,056.75.

Discussion ensued.

C. DPFPG Field Report

Mr. Cusmano presented the DPFPG Field Report and asked for any comments or questions.

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1. January Operations Report, Grade Sheet and Score Card

Mr. Cusmano presented the January Operations Report and asked for any comments or questions.

2. General Discussion

A. Mr. Flateau mentioned doing something about an open pipe in pond 12. Mr. Flateau requested talking to District Counsel and asking Mr. Babbar to draft a letter as if it was coming from the HOA to the land owner saying “they can’t have this and that we would like to know what your plans are to remove it.”

B. Mr. Flateau asked Mr. Smith about the 10 ponds he plans on planting around for \$7,800, the majority of these plantings being around Ponds 12 and 14.

C. Mr. Flateau made it a point to resolve and identify the areas of erosion as soon as possible. Mr. Flateau specifically mentioned ponds 8, 9, 12, 13 (in progress), 14, 26 and 36, that need to be worked on due to erosion issues.

D. Mr. Flateau started a discussion on the Torpedo Grass Proposal and suggested approving to spray the Torpedo Grass for \$325 monthly for 8 months, totaling the cost to \$2,600. Mr. Flateau stated the payment for the Torpedo Grass Proposal from **Line Item 54 - Lawn & Pond Repairs**.

On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved the Torpedo Grass Proposal for \$2,600, paid from **Line Item 54 - Lawn & Pond Repairs** for the Ballantrae Community Development District.

E. Mr. Flateau requested putting off the Aerator Contractor for next Fiscal Year.
Discussion ensued.

D. District Manager

1. American EcoSystems January 2018 Report

Mr. Smith presented the American EcoSystems January 2018 Report.

2. AACG Dock Removal Proposal

Mr. Cusmano presented the AACG Dock Removal Costs. Mr. Cusmano stated he would have Michelle from Cornerstone look at it and the footers to column for the play area.

E. District Engineer

Ms. Stewart presented the Engineer’s Report and spoke about the structure in Ayrshire. Ms. Stewart offered to put together a proposal for repairs to present to the Board.
Discussion ensued.

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

77 **A. Approval of Minutes of January 8, 2018 Meeting**

78 Mr. Cusmano presented the Approval of Minutes of January 8, 2018 Meeting and asked for any
79 comments, questions or corrections.

80 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH Mr. Milano and Mr. Thomas voting
81 AYE, AND Mr. Flateau voting NAY, the Board accepted the Minutes of January 8, 2018 Meeting for the
82 Ballantrae Community Development District.

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84 **B. Acceptance of December 2017 Financial Statements (Bank statements not received;
85 Financial Statements to follow)**

86 Tabled to next Meeting

87 **FIFTH ORDER OF BUSINESS – Business Matters**

88 **A. Old Business**

89 Mr. Flateau opened the floor for any old business.

90 A Board member asked if the community is still scheduled for a pressure wash in March. Mr.
91 Flateau asked how many bids there where and requested more bids.

92 **B. New Business**

93 Mr. Flateau opened the floor for any New Business matters.

94 **1. Voting Site Approval (November)**

95 Mr. Flateau presented Voting Site Approval (November) and asked for any comments or
96 questions.

97 On a MOTION by Mr. Levy, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board approved
98 letting Pasco County use the Clubhouse on August 27th and 28th for the Primary Election, November 5th
99 and 6th for the General Election, and all fees will be waived for use of Clubhouse, for the Ballantrae
100 Community Development District.

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102 **SIXTH ORDER OF BUSINESS –Staff Reports**

103 **A. Maintenance Supervisor**

104 **1. Shade Repair Proposal**

105 **a. Florida Playground & Steel**

106 Mr. Cusmano gave an update on the Shade Repair Proposal.

107 Discussion ensued.

108 Mr. Milano asked if there was a warranty or coverage for the shade structure.

109 **2. Tennis Court Resurfacing Proposals**

110 Mr. Fletcher presented the Tennis Court Resurfacing Proposal.

111 **a. Florida Courts- \$11,600.00**

112 This item was tabled to receive more bids.

113 Mr. Fletcher also stated that Ms. Rodriguez asked to renew her three-month agreement for March,
114 April and May for the Women’s March Central Florida Pasco Group.

115 On a MOTION by Mr. Levy, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board approved
116 to renew Ms. Rodriguez’s Three-Month Agreement for March, April and May for the Ballantrae
117 Community Development District.

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119 **3. Hog Damage**

120 Mr. Fletcher gave an update on the Hog damage in the community.

121 **4. Power Wash Front Entrance**

122 The Power Washing discussion will be found in the Fifth Order of Business, under Old
123 Business

124 **Bid tabled to next meeting**

125 **SEVENTH ORDER OF BUSINESS – Audience Comments on Other Items**

126 There being none, next item followed.

127 **EIGHTH ORDER OF BUSINESS - Supervisor Comments and Requests**

128 Mr. Cusmano requested a motion to be paid for the Audit Meeting on January 2nd.

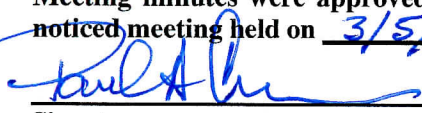
129 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
130 compensation for attending the Audit Meeting on January 2nd, for the Ballantrae Community
131 Development District.

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133 **NINTH ORDER OF BUSINESS – Adjournment**

134 On a MOTION by Mr. Levy, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board
135 adjourned the meeting for the Ballantrae Community Development District.
136

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

140 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
141 noticed meeting held on 3/5/18.

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145 **Signature**

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148 **Printed Name**

149 **Title:** Secretary Assistant Secretary

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148 **Printed Name**

149 **Title:** Vice Chairman Chairman