



# The Ballantrae Communicator

The newsletter of the Ballantrae community boards in Land O' Lakes, FL

September-October 2017

12 pages

Vol. 10, No. 2

## CDD, Shoppes working together on pond maintenance

The **CDD Board of Supervisors** as well as the **Shoppes of Ballantrae** businesses are sharing in the maintenance and care of some storm water retention ponds along southern Ballantrae Blvd. that crisscross their property lines, according to the Southwest Florida Water Management District, also known as **SWFWMD** (pronounced "Swiftmud.")

Several Ballantrae residents have joined CDD Board members in their pond discussions at regular board meetings in the past year. Concerns have been raised by both about ensuring on-going maintenance, erosion and litter control at the entrance ponds co-owned by the CDD and the Shoppes. (See map on [page 12](#).)

Shoppes developers have been consistent in responding that they would willingly abide by all rules and permits issued to them by Swiftmud as the development continues.

As Shoppes construction continues, the CDD Board arranged a June 14 meeting to get the Swiftmud

perspective on how care and maintenance of the ponds would be provided by the CDD and the Shoppes.

That meeting at the clubhouse included CDD chair Jim Flateau, CDD engineer Tonja Stewart of Stantec and district manager **Paul Cusmano** of DPF, along with Swiftmud's Government Affairs Program Manager Joel Brown of the **Public Affairs Bureau**, and Compliance Staff Engineer John Powanda of the **Environmental Resources Permit Bureau**.

*Continued on page 12*

## CDD OKs 2017-18 budget

Ballantrae landowners can notch 2017-18 as the ninth consecutive fiscal year that the CDD Board has maintained assessments at levels first set for the 2008-09 fiscal year.

There are no new major expenditures in the budget that takes effect Oct. 1. Instead, the budget carries out many of the initiatives and programs from previous years. See a line-by-line breakdown of the budget on [pages 5-7](#).

The budget transfers \$175,000 from the General Fund to raise the Park Development Reserve to \$783,784.

The reserve was created in 2011. About \$250,000 of it was spent in 2013-14 to enlarge the clubhouse parking lot, cover the children's play area and install the splash pad.

Board members have consistently said a nicer clubhouse could be built and the existing one converted to a fitness center when the account exceeded \$1 million.

Board members agreed during their June 5 meeting that, at the current rate of funding, the Board could begin initial planning and other discussions about those construction projects in the next 2-3 years. 🏗️

### Our top stories

Ballantrae residents can choose between online and on paper copies of this newsletter: [Page 3](#).

The CDD Board and both HOA boards set their schedules for upcoming public meetings: [Pages 3-4](#).

Ballantrae residents are reminded of the rules and process to obtain photo ID cards needed to access amenity gates: [Pages 8-9](#).

Need to contact our elected representatives on the national, state or local levels? Here's how: [Page 10](#).

Here's a look at just some of the avian neighbors with whom we share our Ballantrae community: [Page 11](#).



### Bexley Elementary School opens

The "home of the Bulldogs" was prepared to open on Aug. 14 for its inaugural year. See related story on [page 2](#).

# Reading with children a great way to start new school year

By **Vicki Gail Wolin**  
**Bexley Elementary School Principal**

It is difficult to believe that time has come to open our school!



**Mrs. Wolin**

Summer went by so quickly! Our Bulldog staff is excited to welcome you to our inaugural year! The faculty and staff met in the days before our Aug. 14 opening to establish our mission and commitments:

- Believe.
- Engage.
- Succeed.
- Every Bulldog, Every Day.

These words encapsulate the purpose of our school-to ensure that all children learn at high levels. Our staff believes that all children can learn through strategic lessons designed to engage them and leads to the long term success of each and every student!

Families often ask what they can do during the first weeks of school and throughout the year for their child. Research would suggest that the best



**Bexley Bulldog**

activity is reading with your child. Make it a part of a bedtime ritual, a time when they are in the car, or when you are all reading together. In addition, have conversations

with your child. I recommend that at the end of the day, parents ask, "Tell me one great thing that happened at school today. Tell me one thing that was not so great." These conversation starters are quick ways to build vocabulary and contribute to family time and will be an excuse to put down the technology!

I'm sure many of you are nervous about the first day of school. I encourage you to send your child to

school on the first day as you would every day and to limit the time you spend dropping them off. While staying with them seems reassuring,

it tends to increase anxiety if your child has trouble separating. We will have adults posted in key locations

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This aerial view of Bexley Elementary School's 18 acres was made in July. It shows Ballantrae Blvd. in the foreground, curving to the south at right. At upper left are houses in Castleway. Building labeled No. 1 is office/reception space, No. 2 is the "Research, Enrich, Collaborate" media center, No. 3 houses 20 classrooms for grades K-2, No. 4 is the music, art, physical education and exceptional student education center, and No. 5 is 20 classrooms for grades 3-5. Space to the left of No. 5 provides room for additional classroom construction, if ever needed.



County workers in July fulfilled a CDD Board request to install crosswalk striping and signs before the Aug. 14 opening of Bexley Elementary School. Photo above shows crosswalk, striping and signage added from Castleway Drive in Castleway across Ballantrae Blvd. to Kilbride Ave. in Cunningham. Other striping and signage to alert motorists was added at the entrances to Braemar and Lintower.

# Pick newsletter delivery option

By **Jim Flateau**  
CDD Chair | Newsletter Editor



## The Communicator

The Communicator is published by the Ballantrae Community Development District Board of Supervisors, with occasional contributions from the board of directors of the Ballantrae Homeowner Association and the Straiton Townhomes Homeowner Association.

Send email to *The Communicator* to [jflateau@ballantraecdd.org](mailto:jflateau@ballantraecdd.org) or via "snail mail" to the CDD Chair at the clubhouse: 17611 Mentmore Blvd. in Land O' Lakes, FL 34638.

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Online or on paper?  
That's the choice Ballantrae residents have to receive our *Ballantrae Communicator* bimonthly newsletter.

The paper edition helps satisfy the traditionalists' need for a tactile relationship with reading material. Its also ultra-portable, doesn't run out of power and won't break if you drop it.

On the other hand, the electronic version is available sooner, comes in full living color and includes many links within the newsletter and to related sources outside of it.

Don't worry about the size of the online newsletter: we don't send the full 2-6MB-plus file to your sometimes crowded and unsuspecting email inbox.

Instead, you'll receive a brief, (200KB, plus or minus) email advising you that the newsletter has been posted, with a link to it. You then decide when and how to read it, either online or after downloading it.

To see an online newsletter, go to [ballantraecdd.org](http://ballantraecdd.org) and click on the Communications tab. Then click on the image of the **current newsletter** to open it online or to download it.

If you choose the electronic version over the print copy, there's an environmental savings as well: the greater the number of residents

## CDD Board meetings

The next CDD Board meetings will be Sept. 11 and Oct. 2, beginning at 6:30 p.m. at the clubhouse. Residents are always welcome to attend and present your views on CDD issues.

A list of all regular meetings for the fiscal year is posted on the clubhouse CDD bulletin board, and online at the **Board Meetings tab** on the CDD website at [ballantraecdd.org](http://ballantraecdd.org).

**Agendas are posted** the week before all meetings on the clubhouse bulletin board as well as at the online Board Meetings tab. 📄

opting only to receive the newsletter online, the fewer the number of trees having to sacrifice their lives for the production of our paper edition.

So as a resident landowner or a tenant, you have a choice in how you receive *The Communicator*. You can change choices anytime. (Absentee landowners get only the online edition.)

If you prefer the online edition, send an email to me at [jflateau@ballantraecdd.org](mailto:jflateau@ballantraecdd.org) asking for it. Include your street address so we can stop the print edition.

As always, the choice is yours. 📄



**Pond team at work**

Pond vendor **American Ecosystems** uses boats to access ponds to help keep them healthy.

# CDD Board sets regular meeting schedule for coming year

The CDD Board will continue to hold most of its regular monthly meetings at 6:30 p.m. at the clubhouse on the first Mondays of the month for the coming fiscal year beginning Oct. 1, according to its vote at the July 10 meeting.

Meeting dates are:

- Oct. 2, 2017 first Monday
- Nov. 6, first Monday
- Dec. 4, first Monday
- Jan. 8, 2018 second Monday

- Feb. 5, first Monday
- March 5, first Monday
- April 2, first Monday
- May 7, first Monday
- June 4, first Monday
- July 9, second Monday
- Aug. 6, first Monday
- Sept. 10, second Monday

The evening meetings are designed to maximize the number of people who can attend and participate in the Board's meetings.

Besides being published here, CDD meeting dates are posted online at the CDD's website at [ballantraecdd.org](http://ballantraecdd.org), on the bulletin board at the clubhouse and in all six village entrance bulletin boards.

Meeting agendas and minutes are also posted to the website.

Residents are always invited to comment on agenda items at the start of the meeting in case they cannot stay for the entire session. 📧

## Reading with children ...

*Continued from page 2*

throughout the school to make sure everyone is safe.

After the first three days of school, our safety procedures will require that you stop at the front gate instead of escorting your child to class. We also want to remind you to make sure you have communicated how your child goes home each day. It is preferred that you limit changes to this routine to avoid confusion. If it is necessary to make a change, please contact the office by 12 p.m. so we can communicate it quickly to our staff.

We are looking forward to getting to know you and your family! We know that many of you had wonderful experiences at your previous schools and are looking forward to the same at Bexley. We will be offering many of the same events and programs that you have been a part of in Pasco County schools in addition to some that will make Bexley unique. Keep in touch with us on our Facebook page, Twitter and our website for school-wide news!

Have a great 2017-18 school year! 📧



### General attraction

The swing sets in the park have long been a major attraction for our "children" of all ages. The CDD Board approved an expenditure of \$2,080 in June to add more required mulch to the area beneath the two sets of swings.

## Pasco assigns ambulance to Station 37

A refurbished ambulance will soon be assigned to **Fire Rescue 37** just east of Ballantrae while the county awaits the arrival of a factory-delayed brand new ambulance, Pasco Fire Chief **Scott Cassin** told *The Communicator*.

The refurbished ambulance is expected to be placed in service providing local coverage in early September while awaiting the new vehicle by the end of this year.

Personnel to staff the ambulance around-the-clock has already been hired and completed training, he said.

## Ballantrae HOA Board to meet monthly

The Ballantrae HOA Board will meet on Sept. 12 and Oct. 10, both second Tuesdays of the month, at 7 p.m. at the clubhouse.

Members are always invited to attend and participate.

For HOA activity updates or to contact the HOA Board, visit its [ballantraehoa.com website](http://ballantraehoa.com) or its "Ballantrae HOA" Facebook page. 📧

## Straiton HOA sets quarterly meeting

The Straiton HOA Board's next quarterly meeting will be held on Wednesday, Oct. 25, at 7 p.m. at the Ballantrae clubhouse. Members are invited to attend and participate.

You can reach the Straiton HOA Board via email at [straitonhoa@gmail.com](mailto:straitonhoa@gmail.com) or [straitontownhomes.com](http://straitontownhomes.com). 📧

## Communicator welcomes your story ideas

Have any suggestions for *Communicator* stories? Email ideas to [jfateau@ballantraecdd.org](mailto:jfateau@ballantraecdd.org). 📧

## How to contact CDD's maintenance staff

The CDD's maintenance staff works every day. But their duties often take them away from the clubhouse.

You should make an appointment to see them rather than taking "pot luck" at finding them there: Email the clubhouse at [ballantrae2@tampabay.rr.com](mailto:ballantrae2@tampabay.rr.com), the phone number is (813) 345-8565 and the "snail mail" address is 17611 Mentmore Blvd. in Land O' Lakes FL 34638. 📧

## Feedback invited on your newsletter

What's your opinion of this edition of the *Communicator*? Let us know at [jfateau@ballantraecdd.org](mailto:jfateau@ballantraecdd.org).

# CDD budget maintains assessments set in FY 2008-09

The CDD Board of Supervisors on Aug. 7 adopted a 2017-18 fiscal year budget that maintains the same landowner assessment rates that were first set nine years ago in the 2008-09 budget.

The total budget of \$1,765,661.15 includes:

- \$1,582,436 to be collected in CDD assessments for the District's operation and maintenance (\$1,024,660) plus debt service payment (\$557,776).
- \$100,918.15 in fees to be collected by the county, minus discounts given on a sliding scale to landowners who pay assessments early.
- \$82,307 in CDD funds already on hand from other sources, mostly from dollars unspent in prior years. (These funds on hand do not show in the chart below. The chart only includes new CDD assessments and county fees.)

The largest "expenditure" in the budget is the \$175,000 to be transferred from the General Fund to the Park Development Reserve, as shown at line item 113 on [page 7](#).

As in previous years, the largest actual expenditure in the budget is the \$144,240 at line item 57 for the care of 80-100 acres of mowed and landscaped community grounds. Most of that work is performed along Ballantrae and Mentmore blvds., in the park, at the main and six village

entrances and around the three dozen community ponds.

Line items 60-66 provide for another \$138,092 in additional landscape maintenance and improvements.

Other larger expenses include:

- \$103,500 at line item 43 to illuminate street lighting throughout the community.
- \$79,480 at line item 75 for the salaries of two full-time maintenance workers.
- \$53,200 at line item 17 for the services of the DPFGB district management company.
- \$50,000 at line item 95 to employ off-duty state troopers part-time to provide safety and security on CDD property.
- \$41,878 to be transferred from the General Fund at line item 111 to the Asset Reserve.
- \$23,500 at line item 96 for the pool monitors who check access to our gated amenities to limit use to CDD members and their guests, and to enforce other rules.
- \$22,800 at line item 50 for the aquatic contract for routine maintenance and basic care of our 36 ponds.
- Another \$18,000 is appropriated at line items 52-55 to pay for additional pond care.
- \$18,000 at line item 21 for a district engineer.
- \$17,300 at line item 22 for a district counsel. 

## Ballantrae Community Development District

### Fiscal 2017-18 Assessment Schedule for Operations & Maintenance, Debt Service & County Fees

2017-18 Budget	O&M Expenditures	Debt Service	Total	
<b>CDD Assessment Collection (Net)</b>	\$1,024,660.00 <sup>1</sup>	\$557,776.00	\$1,582,436.00	
<b>Pasco 6% Fee (on Gross)<sup>2</sup></b>	\$65,402.75	\$35,515.40	\$100,918.15	
<b>Total Gross Collection</b>	\$1,090,062.75	\$593,291.40	\$1,683,354.15	
Residential Classification	Annual Assessment		Increase/Decrease	
	2016-2017	2017-18	\$	%
O&M - Townhomes	\$668.68	\$668.68	0.00	0.00
Debt Service - Townhomes	\$364.09	\$364.09	0.00	0.00
<b>Total - Townhomes</b>	<b>\$1,032.77</b>	<b>\$1,032.77</b>	<b>0.00</b>	<b>0.00</b>
O&M - Homes with frontages from 40 - 50 feet	\$1,194.08	\$1,194.08	0.00	0.00
Debt Service - Homes with frontages from 40 - 50 feet	\$650.16	\$650.16	0.00	0.00
<b>Total - Homes with frontages from 40 - 50 feet</b>	<b>\$1,844.24</b>	<b>\$1,844.24</b>	<b>0.00</b>	<b>0.00</b>
O&M - Homes with frontages from 65 - 75 feet & Commercial	\$1,349.31	\$1,349.31	0.00	0.00
Debt Service - Homes with frontages from 65 - 75 feet & Commercial	\$734.68	\$734.68	0.00	0.00
<b>Total - Homes with frontages from 65 - 75 feet &amp; Commercial</b>	<b>\$2,083.99</b>	<b>\$2,083.99</b>	<b>0.00</b>	<b>0.00</b>
<sup>1</sup> Budgeted 2017-18 O&M spending on page 6 at line items 3-4 includes \$82,307 from sources other than assessments shown here.				
<sup>2</sup> Six percent fee is discounted based upon how early payment is made.				

**BALLANTRAE CDD  
FY 2017-18 ADOPTED BUDGET  
GENERAL FUND (O&M)**

	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 ACTUAL	FY 2017 ADOPTED	FY 2017 - 5 MO. 10/01-02/28/2017	FY 2018 ADOPTED	VARIANCE 2017-2018
<b>O&amp;M REVENUES:</b>							
LANDOWNER ASSESSMENTS	\$ 914,879	\$ 912,049	\$ 1,031,399	\$ 1,024,660	\$ 982,649	\$ 1,024,660	\$ -
EXCESS FEES CARRY FORWARD PREVIOUS YEARS	-	-	2,791	-	-	2,791	2,791
CARRYOVER FROM PREVIOUS YEARS (FUND BALANCE FORWARD)	-	-	-	-	-	79,516	79,516
OTHER INCOME	7,912	7,411	9,272	-	4,935	-	-
<b>O&amp;M TOTAL REVENUES:</b>	<b>922,791</b>	<b>919,460</b>	<b>1,043,462</b>	<b>1,024,660</b>	<b>987,584</b>	<b>1,106,967</b>	<b>82,307</b>
<b>O&amp;M ADMINISTRATIVE EXPENDITURES:</b>							
<b>BOARD OF SUPERVISORS</b>							
SUPERVISOR STIPENDS	10,675	11,600	15,000	14,000	4,800	14,000	-
PAYROLL SERVICES	-	-	-	-	-	-	-
NEWSLETTER - BIMONTHLY PRINT & MAILING	965	1,291	1,612	2,000	650	10,000	8,000
WEBSITE SERVER & NAME	-	-	168	160	206	880	720
PUBLIC OFFICIALS LIABILITY INSURANCE	5,369	2,500	2,658	2,925	2,500	3,300	375
<b>MANAGEMENT SERVICES</b>							
ADMINISTRATIVE SERVICES	5,000	5,000	2,938	-	-	-	-
DISTRICT MANAGEMENT	30,000	30,000	34,908	38,200	15,916	53,200	15,000
FINANCIAL CONSULTING SERVICES	5,000	5,000	10,121	-	-	-	-
ACCOUNTING SERVICES	15,000	15,000	5,439	-	-	-	-
<b>ENGINEERING &amp; LEGAL SERVICES</b>							
DISTRICT ENGINEER	29,985	11,637	15,949	17,000	8,098	18,000	1,000
DISTRICT COUNSEL	16,220	15,745	37,433	17,300	6,388	17,300	-
<b>ADMINISTRATIVE: OTHER</b>							
ANNUAL FINANCIAL AUDIT	3,200	3,400	3,600	8,000	-	3,600	(4,400)
DISCLOSURE REPORT	1,100	1,000	-	1,000	-	1,000	-
TRUSTEES FEES	3,771	2,200	3,771	3,775	-	3,775	-
PROPERTY APPRAISER FEE	150	150	150	150	-	150	-
LEGAL ADVERTISING	1,133	953	2,033	750	274	750	-
ARBITRAGE REBATE CALCULATION	650	650	650	650	-	650	-
DUES, LICENSES AND FEES	1,088	1,057	225	1,200	397	1,200	-
ADMINISTRATIVE CONTINGENCY	-	-	685	20,000	-	5,000	(15,000)
<b>O&amp;M ADMINISTRATIVE TOTAL:</b>	<b>129,306</b>	<b>107,183</b>	<b>137,340</b>	<b>127,110</b>	<b>39,229</b>	<b>132,805</b>	<b>5,695</b>
<b>INSURANCE</b>							
<b>INSURANCE</b>							
GENERAL LIABILITY	6,856	5,724	5,000	5,500	10,449	3,025	(2,475)
PROPERTY CASUALTY	4,188	5,354	3,519	3,871	-	5,077	1,206
<b>INSURANCE TOTAL</b>	<b>11,044</b>	<b>11,078</b>	<b>8,519</b>	<b>9,371</b>	<b>10,449</b>	<b>8,102</b>	<b>(1,269)</b>
<b>UTILITY SERVICES</b>							
ELECTRIC UTILITY SERVICES	20,920	20,221	20,651	20,500	6,684	21,000	500
ELECTRIC UTILITY - RECREATION FACILITIES	14,543	14,591	12,302	16,000	3,775	15,500	(500)
ELECTRIC STREET LIGHTING	102,180	102,449	100,576	103,500	34,431	103,500	-
UTILITY - WATER - CLUBHOUSE & POOLS	7,484	8,610	13,527	9,500	5,031	10,500	1,000
STORMWATER ASSESSMENT	911	866	1,105	1,105	1,129	2,200	1,095
<b>UTILITY SERVICES SUBTOTAL</b>	<b>146,038</b>	<b>146,737</b>	<b>148,161</b>	<b>150,605</b>	<b>51,050</b>	<b>152,700</b>	<b>2,095</b>
<b>LAKES/PONDS &amp; LANDSCAPE</b>							
<b>LAKES/PONDS: CONTRACTS</b>							
AQUATIC CONTRACT	22,800	22,800	22,800	22,800	9,500	22,800	-
<b>LAKES/PONDS: OTHER</b>							
FOUNTAIN REPAIRS & MAINTNANCE	-	7,591	905	1,500	-	1,500	-
MITIGATION AREAS: MONITOR & MAINTAIN	1,570	-	-	1,500	-	1,500	-
LAKE/POND REPAIRS	8,850	2,400	15,150	5,000	-	10,000	5,000
INSTALL/REPLACE AQUATIC PLANTS	-	-	4,750	5,000	-	5,000	-
<b>LANDSCAPING: CONTRACTS</b>							
LANDSCAPE MAINTENANCE CONTRACT	247,385	174,507	154,246	144,231	48,077	144,240	9
LANDSCAPE OVERSIGHT/MANAGEMENT	6,000	6,000	-	-	-	-	-
<b>LANDSCAPING: OTHER</b>							
IRRIGATION REPAIRS AND MAINTENANCE	9,313	12,897	9,493	5,000	4,084	12,000	7,000
REPLACE PLANTS, MULCH & TREES	15,395	25,946	24,567	51,212	16,754	77,712	26,500
SOD & SEED REPLACEMENT	-	400	1,259	10,000	-	10,000	-
LANDSCAPE ENHANCEMENT	-	-	12,305	28,660	-	10,000	(18,660)
EXTRA MOWINGS DURING RAINY SEASON	-	-	-	5,000	-	5,000	-
RUST PREVENTION FOR IRRIGATION SYSTEM	9,600	10,400	10,185	10,380	3,460	10,380	-
FIELD MISCELLANEOUS (INCLUSIVE OF TRAPPER)	-	-	2,441	-	4,799	13,000	13,000
<b>LAKES/PONDS &amp; LANDSCAPE TOTAL</b>	<b>320,913</b>	<b>262,941</b>	<b>258,101</b>	<b>290,283</b>	<b>86,674</b>	<b>323,132</b>	<b>32,849</b>
<b>STREETS, SIDEWALKS, MAINTENANCE &amp; OPERATIONS</b>							
<b>STREETS &amp; SIDEWALKS</b>							
ENTRY & WALLS MAINTENANCE	-	350	-	2,000	1,625	2,000	-
STREET/DECORATIVE LIGHT MAINTENANCE	-	-	-	1,000	-	1,000	-
SIDEWALK REPAIR & MAINTENANCE	2,600	-	-	1,500	-	1,500	-
<b>MAINTENANCE STAFF</b>							
EMPLOYEE - SALARIES	55,555	70,289	73,503	76,000	29,654	79,480.00	3,480
EMPLOYEE - P/R TAXES	4,437	5,938	8,698	5,814	2,484	6,083	269
EMPLOYEE - WORKERS COMP	3,612	3,243	3,300	3,960	3,537	3,960	-
PAYROLL PROCESSING FEES	-	-	820	1,365	769	1,900.00	535
EMPLOYEE- HEALTH & PHONE STIPENDS	4,800	10,000	7,200	9,600	1,600	9,600	-
MILEAGE	1,267	847	580	1,100	107	1,100	-
<b>STREETS, SIDEWALKS, MAINTENANCE &amp; OPERATIONS</b>	<b>72,271</b>	<b>90,667</b>	<b>94,101</b>	<b>102,339</b>	<b>39,776</b>	<b>106,623</b>	<b>4,284</b>
(Blank line)							

**BALLANTRAE CDD  
FY 2017-18 ADOPTED BUDGET  
GENERAL FUND (O&M)**

	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 ACTUAL	FY 2017 ADOPTED	FY 2017 - 5 MO. 10/01-02/28/2017	FY 2018 ADOPTED	VARIANCE 2017-2018
<b>83 CLUBHOUSE &amp; SAFETY &amp; SECURITY</b>							
<b>84 CLUBHOUSE &amp; MISCELLANEOUS</b>							
85 PARK/FIELD REPAIRS	-	2,094	3,365	2,000	-	2,000	-
86 CLUBHOUSE FACILITY MAINTENANCE	9,598	6,969	2,256	9,000	2,300	9,000	-
87 CLUBHOUSE TELEPHONE/INTERNET/FAX	3,816	3,933	4,028	4,200	1,676	4,200	-
88 MISCELLANEOUS SUPPLIES (INCLUSIVE OF DEBIT CARD)	3,419	2,153	1,031	3,500	3,500	3,500	-
89 POOL/FOUNTAIN/SPALSH PAD MAINTENANCE	10,067	10,169	8,163	7,200	9,444	7,200	-
90 POOL PERMITS	-	-	705	-	-	750	750
91 SEASONAL LIGHTING	8,000	9,000	26,200	15,000	10,700	10,000	(5,000)
92 PEST CONTROL	-	-	755	-	160	520	520
93 CLUBHOUSE MISCELLANEOUS	6,877	10,712	7,297	10,000	2,251	17,500	7,500
<b>94 SAFETY &amp; SECURITY</b>							
95 PART-TIME LAW ENFORCEMENT DETAILS	38,590	35,760	41,960	50,000	8,600	50,000	-
96 SALARY FOR SUMMER MONITOR AT BOTH POOLS	14,978	13,420	16,911	23,500	259	23,500	-
97 EMPLOYEE P/R TAXES	1,215	1,128	1,388	2,000	-	2,000	-
98 EMPLOYEE WORKER'S COMP	1,226	1,030	1,111	1,300	-	1,300	-
99 VIDEO SURVEILLANCE	95	-	185	-	-	-	-
100 SECURITY - OTHER (GATE SERVICE)	-	-	3,974	-	105	1,000	1,000
<b>101 CLUBHOUSE &amp; SAFETY &amp; SECURITY</b>	<b>97,881</b>	<b>96,368</b>	<b>119,329</b>	<b>127,700</b>	<b>38,995</b>	<b>132,470</b>	<b>4,770</b>
<b>102 O&amp;M CONTINGENCY &amp; CAPITAL PROJECTS</b>							
103 O&M Contingency	25,318	6,618	13,997	27,102	34,257	34,257	7,155
<b>105 TOTAL O&amp;M CONTINGENCY &amp; CAPITAL PROJECTS</b>	<b>25,318</b>	<b>6,618</b>	<b>13,997</b>	<b>27,102</b>	<b>34,257</b>	<b>34,257</b>	<b>7,155</b>
<b>106 TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)</b>	<b>802,771</b>	<b>721,592</b>	<b>779,548</b>	<b>834,510</b>	<b>300,430</b>	<b>890,089</b>	<b>55,579</b>
<b>108 EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPEND.</b>	<b>120,020</b>	<b>197,868</b>	<b>263,914</b>	<b>190,150</b>	<b>687,154</b>	<b>216,878</b>	<b>26,728</b>
<b>109 OTHER FINANCING SOURCES AND (USES)</b>							
<b>109 RESERVES TRANSFERS OUT-OTHER FINANCING USES</b>							
110 EMERGENCY RESERVE	100,000	25,000	-	-	-	-	-
111 ASSET RESERVE	69,458	50,000	-	50,000	-	41,878	(8,122)
112 BILL PAYMENT RESERVE	100,000	-	-	-	-	-	-
113 PARK DEVELOPMENT RESERVE	110,150	110,150	175,000	140,150	-	175,000	34,850
<b>114 TOTAL OTHER FINANCING SOURCES AND (USES)</b>	<b>379,608</b>	<b>185,150</b>	<b>175,000</b>	<b>190,150</b>	<b>-</b>	<b>216,878</b>	<b>26,728</b>
<b>115 O&amp;M TOTAL EXPENDITURES</b>	<b>1,959,832</b>	<b>906,742</b>	<b>954,548</b>	<b>1,024,660</b>	<b>300,430</b>	<b>1,106,967</b>	<b>82,307</b>

## Ballantrae CDD's dedicated reserves continue to grow

CDD assessments were last raised in August 2008. That's when landowners supported the Board's plan to raise assessments to establish reserves promoting the goals and financial interests of our landowners.

The reserves also benefit home property values. Buyers, realtors and lending institutions look favorably when writing mortgages in communities that fund and grow such reserves. That's because reserves reduce the need for constant annual increases in assessments and avoid unexpected, mid-year special assessments to cover unanticipated costs.

Reserves described below are in part funded through the Board's 2015 refinance of debt that then totaled \$8 million. After the CDD received an "A" rating for its financial health, the bond interest rate was reduced from 6 percent down to 3.529 percent. That saved landowners about \$125,000 a year in interest payments that was applied to O&M spending. That savings will reduce interest payments on the bonds by a total of \$2.5 million over the next 20 years. The Board and developer M/I Homes also agreed that the developer would accept a 2015 payment of \$200,000 in full satisfaction of the \$1 million M/I was owed over 20 years for money the developer put into Ballantrae beyond bond revenue.

Descriptions of the four reserves, their purposes and projected balances are:

### Park Development Reserve

It is designed to eventually pay to build a new community clubhouse and to convert the existing one into a community fitness center.

Current Balance:	\$608,784
2017-18 Budget	\$175,000
Projected total:	\$783,784

### Emergency Reserve

Unexpected natural disasters and unanticipated emergencies do occur. This reserve helps us be prepared to respond to them.

Current Balance:	\$226,399
2017-18 Budget:	\$0
Projected total:	\$226,399

### Asset Reserve

There are capital projects that need to be done periodically, like re-roofing the clubhouse, relining the pools, etc. This reserve schedules that work.

Current Balance:	\$353,949
2017-18 Budget	\$41,878
Projected total:	\$395,827

### Bill Payment Reserve

The fiscal year begins Oct. 1 but the CDD Board does not receive assessments until late November. This reserve helps pay early bills.

Current Balance:	\$150,369
2017-18 Budget:	\$0
Projected total:	\$150,369

# Rules for obtaining a Ballantrae CDD photo ID “swipe card”

***Please read both pages before applying for card(s):***

Only photo ID “swipe cards” issued by the CDD Board of Supervisors will open gated facilities within Ballantrae. The card controls gate access [1] in Ballantrae Park to the clubhouse and pool plus the basketball and tennis courts, as well as [2] to the CDD-owned pool in Straiton. Everyone seeking an individual photo ID swipe card must be at least 13 years of age, show proof of age and CDD membership as described below.

The CDD Board adopted the photo ID swipe card system in 2011 to address two main objectives sought by many of our CDD members:

- To reduce crowding by limiting use to the paying members of our CDD and approved guests.
- To foster peaceful enjoyment by allowing the CDD Board to suspend the privileges of anyone who disrupts usage of the facilities, misbehaves and/or refuses to follow posted rules.

Swipe cards are only available at the clubhouse. The resident homeowner/renter must be present when any household member requests a photo ID card. The resident landowner/renter accepts responsibility for actions by home card holders. The process of filling out an application and getting a card takes only a few minutes:

- Call the clubhouse (345-8565) to set an appointment or to ask questions about getting a card.
- Come to the clubhouse between 9 a.m. to 4 p.m. any day of the week and take “pot luck” if maintenance staff is available to process your card(s).
- Applications can be obtained online at the CDD website at [ballantraeccd.org](http://ballantraeccd.org) at the Clubhouse & Amenities tab at the end of the third paragraph.

The following categories of photo ID cards are issued:

- Adult residents (18 and older) who document home ownership or rental in Ballantrae.
- Adults that those owners/renters document reside with them (such as adult children),
- Adults that those owners/renters identify as caregivers to their minor child(ren) as described in the Caregiver form available at the clubhouse and online at the CDD website at [ballantraeccd.org](http://ballantraeccd.org) at the Clubhouse & Amenities tab at the end of the third paragraph.
- Adult non-residents who wish to pay to become CDD members. The annual non-resident user fee is \$1,800, non-refundable, for the period of Oct. 1-Sept. 30. A pro-rated fee of \$150/month shall be charged for those that wish to purchase during the fiscal year and shall be calculated to reflect the number of months remaining in the fiscal year (number of months remaining multiplied by \$150).
- Minors between the ages of 13-17, for whom adult landowner/renter members document custody and request swipe cards.

The first two photo ID cards per member household resident are issued for free. Additional cards require pre-payment of a \$5 fee. No “family” swipe cards are issued. Each resident age 13 and older must have their own, individual swipe card bearing their photo, name and address. Adults receive cards with a green box around their photo. A red box surrounds the photo on cards issued to minors (age 13-17). Nonresident adult caregiver card photos are enclosed in a blue box.

*(continued on second page)*

## **Residency and age documentation required when applying for a photo ID card:**

### **1. PROOF OF RESIDENCY:**

- Home ownership: Ownership is automatically confirmed if a Ballantrae residence is owner-occupied and the name(s) of owner(s) appear on county tax records. If not, resident ownership can be proven with a copy of the property's tax bill, or any other legal document confirming resident's ownership.
- Rental status: Renter(s) must produce that part of their lease bearing their name(s) and the Ballantrae residence address, dates of tenancy and the name and signature of the property owner or manager.
- For other adults residing with resident homeowners or renters: they can prove co-residency with a driver's license showing that Ballantrae address, or USPS mail delivered in their name to that Ballantrae address.
- For caregivers and nonresident CDD members: produce a driver's license showing their current address or USPS mail delivered in their name to their current address.

### **2. PROOF OF AGE:**

- For adults: a valid driver's license, other government-issued photo ID or birth certificate.
- For minors: A parent or legal guardian must accompany all minors seeking cards. The parent or guardian must show the minor's birth certificate, state-issued photo ID or some other official document confirming [1] the adult's custodial status and [2] the minor's date of birth or age.

## **In applying for and then in using a swipe ID card, applicants acknowledge that:**

- Cardholders will follow all posted rules as well as direction given by any member of the Board of Supervisors, its staff and/or law enforcement.
- Cardholders will use only their own ID card and will show it to staff upon request.
- Cardholders will not allow anyone else to use their card.
- Cardholders will observe the daily opening/closing hours for use of CDD facilities.
- Cardholders 18 years of age and older may bring in up to four "guests" (nonresidents or residents not in possession of their own ID card). Cardholder must remain on premises and supervise "guests" as long as any are on-site.
- Cardholders between 13-17 years of age are not allowed any "guests" at any time.
- Caregivers are limited to bringing in as "guests" only the child(ren) they supervise.
- Children under age 13 must at all times be accompanied and supervised by an adult cardholder, who must take all children with them when they leave.

**Refusal to comply with these rules may result in confiscation of photo ID "swipe card," suspension of access privileges and/or the filing of trespassing charges at the discretion of the Ballantrae CDD Board of Supervisors, its representatives or law enforcement.**

Reformatted: 08/24/17

# Here's how to contact our elected representatives

## In Washington

### The President

#### Donald J. Trump

Four-year term expiring in 01/2021

The White House  
1600 Pennsylvania Ave. NW  
Washington, D.C. 20500

Phone: (202) 456-1414  
Fax: None listed on website  
Email: [president@whitehouse.gov](mailto:president@whitehouse.gov)

### The Senate

#### Bill Nelson

Six-year term expiring 01/2019

##### Main Office

716 Hart Senate Office Bldg.  
Washington, DC 20510

Phone: (202) 224-5274  
Fax: (202) 228-2183

Email: email thru website: [billnelson.senate.gov](mailto:billnelson.senate.gov)

##### District Office

801 N. Florida Ave. – 4<sup>th</sup> Floor  
Tampa, FL 33602

(813) 225-7040  
(813) 225-7050

#### Marco Rubio

Six-year term expiring 01/2023

284 Russell Senate Office Bldg. (No Tampa area office  
Washington, D.C.20510 at this time)

Phone: (202) 224-3041 (866) 630-7106  
Fax: (202) 228-0285

Email: email thru website: [rubio.senate.gov](mailto:rubio.senate.gov)

### The House

#### Gus Bilirakis

12<sup>th</sup> Congressional District  
Two-year term expiring 01/2019

2112 Rayburn HOB  
Washington, D.C. 20515

Phone: (202) 225-5755  
Fax: (202) 225-4085

Email: email through website: [Bilirakis.house.gov](mailto:Bilirakis.house.gov)

7132 Little Road  
New Port Richey, FL 34654

(727) 232-2921  
(727) 232-2923

## In Tallahassee

### The Governor

#### Rick Scott

Four-year term expiring in 01/2019

The Capitol  
400 South Monroe St.  
Tallahassee, FL 32399-0001

Phone: (850) 488-7146  
Fax: None listed on website  
Email: email through website: [flgov.com](http://flgov.com)

### State Senate

#### Wilton Simpson

10<sup>th</sup> District  
Four-year term expiring 01/2019

330 Senate Office Bldg. 4076 Commercial Way  
404 South Monroe St. Spring Hill, FL 34606  
Tallahassee, FL 32399-1100

Phone: (850) 487-5010 (352) 540-6074  
Fax: None listed on flsenate.gov website  
Email: [simpson.wilton@flsenate.gov](mailto:simpson.wilton@flsenate.gov)

### State House

#### Richard Corcoran

37<sup>th</sup> District  
Two-year term expiring 01/2019

420 The Capitol Suite 101  
402 South Monroe St. 17953 Hunting Bow Circle  
Tallahassee, FL 32399-1300 Lutz, FL 33558-5375

Phone: (850) 717-5000 (813) 792-5177  
Fax: None listed on myfloridahouse.gov website  
Email: [richard.corcoran@myfloridahouse.gov](mailto:richard.corcoran@myfloridahouse.gov)

## In Pasco

### Board of County Commissioners

#### Mike Wells

4<sup>th</sup> District  
Four-year term expiring 11/2018

8731 Citizens Drive, Suite 150  
New Port Richey, FL 34654

Phone: (727) 847-8100  
Fax: (727) 847-8969  
Email: [mwells@pascocountyfl.net](mailto:mwells@pascocountyfl.net)

### School District

#### Kurt Browning

District Superintendent  
Four-year term expiring 11/2020

7227 Land O' Lakes Blvd.  
District School Board of Pasco County  
Land O' Lakes, FL 34638

Phone: (813) 794-2651  
Fax: (813) 794-2326  
Email: [ksbsos@pasco.k12.fl.us](mailto:ksbsos@pasco.k12.fl.us)

#### Alison Crumbley

4<sup>th</sup> District, Member  
Four-year term expiring 11/2020

7227 Land O' Lakes Blvd.  
District School Board of Pasco County  
Land O' Lakes, FL 34638

Phone: (813) 794-3491  
Fax: None listed on pasco.k12.fl.us website  
Email: [acrumble@pasco.k12.fl.us](mailto:acrumble@pasco.k12.fl.us)

# The birds of Ballantrae (or, a few of our avian neighbors)



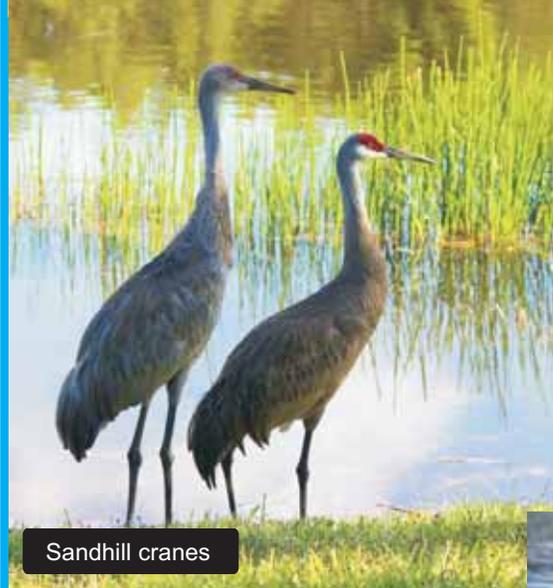
Mottled ducks



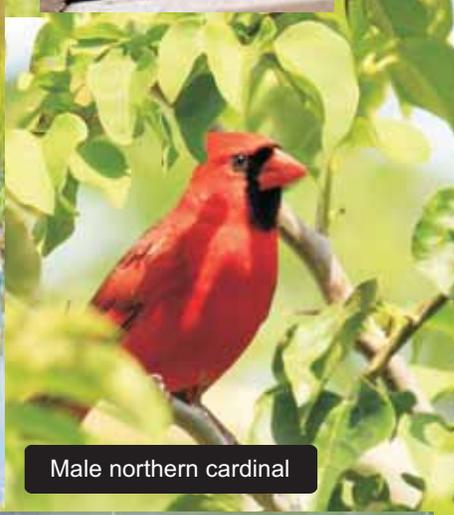
Red-shouldered hawk



Double-crested cormorant



Sandhill cranes



Male northern cardinal



Pileated woodpecker



Great egret



Little blue heron



Limpkin



Immature common gallinule

Birds identified by the Tampa Audubon Society.

All photos courtesy of Jonathan Bedaure of Braemar.



Muscovy duck

PRSRT STD  
US POSTAGE  
PAID  
TAMPA FL  
PERMIT #1741

*Ballantrae Communicator*  
17611 Mentmore Boulevard  
Land O' Lakes, FL 34638

## CDD, Shoppes working together on pond maintenance

*Continued from page 1*

Swiftmud's oversight always begins with the need for and design of ponds.

New construction usually occurs on vacant and porous ground that had been absorbing storm water runoff. So construction requires new ponds to give that displaced storm water runoff someplace to go.

As shown in the photo at right, the Shoppes have built retention ponds A through E to absorb water runoff displaced by the construction of its buildings, parking lots, sidewalks, streets, etc. The Shoppes will be responsible for all the care and maintenance of those ponds.

On the west side of Ballantrae Blvd., the Shoppes has maintained the wetlands south of the CDD's Pond 2.

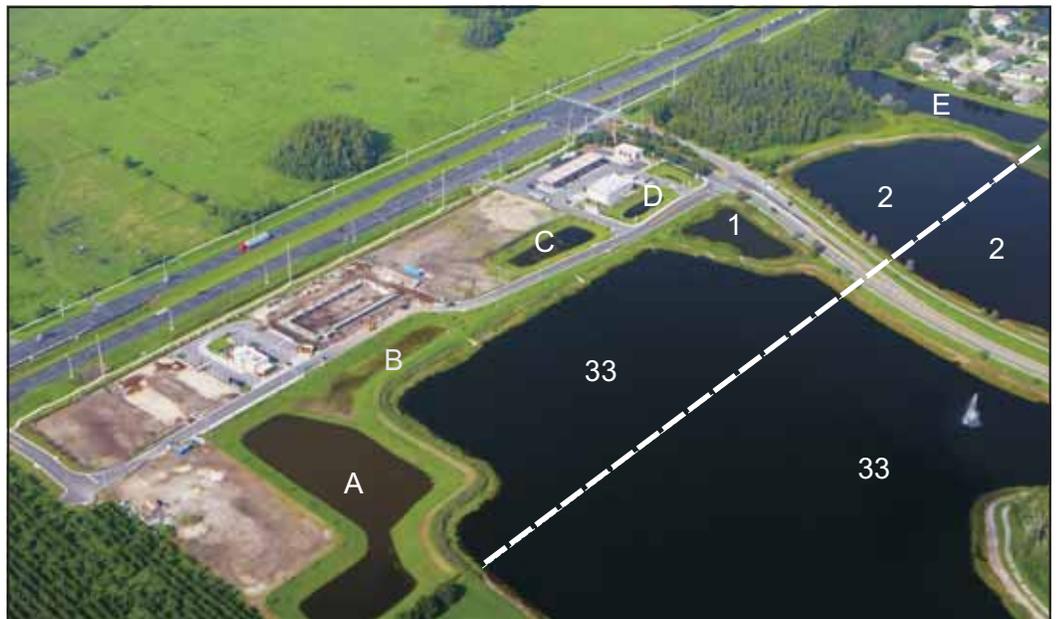
Shoppes' ponds A-D are connected by culverts to balance water flow among them. They are built to retain the 25-year high water mark for the area.

There is a weir that controls and limits the flow of water from Shoppes' ponds A-D into the CDD's pond 33.

Many residents are probably unaware that, before our community was built, ponds 33 and 2 were one pond. They were divided into two ponds when the causeway was built to carry Ballantrae Blvd.

When constructed, the causeway included underground piping to carry excess water from pond 33 to pond 2. Water then flows into the cleansing wetland south of pond 2, and then through piping under SR 54 to the wetlands and waterways to the south.

So even though portions of ponds 2 and 33 belong to the Shoppes, the operation and permitting of those ponds were designed as part of Ballantrae's storm water management system.



White line in photo above marks the general location of the boundary between Ballantrae property on the right (north) and that of the Shoppes on the left (south). Three numbered ponds were constructed as part of Ballantrae's storm water system. Five lettered ponds were built by the Shoppes.

As a result, the CDD Board will retain responsibility for care and maintenance of the surface water of ponds 2 and 33 under its existing permits, Swiftmud officials explained.

Because it owns some of the land surrounding them, the Shoppes will be responsible for the care and maintenance of the ponds 2 and 33 slopes and banks on its property.

And since it is wholly within the Shoppes property, the Shoppes will manage pond 1 entirely, as its sixth pond.

Swiftmud expects the Shoppes will continue to pursue its current course of monitoring for any litter entering the ponds. Littering has not been seen as an issue thus far.

Swiftmud officials explained, "The Shoppes retention ponds are permitted with skimmers to keep oils and debris within the pond and not discharge them through the control structure" into Ballantrae ponds.

With more than 5,000 ponds to manage within its 16-county district, Swiftmud officials say they lack the staff to constantly monitor each and every pond for litter. 🗑️