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**MINUTES OF MEETING
BALLANTRAE
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development
11 District was held on Monday, January 7, 2019 at 6:30 p.m. at the Ballantrae Community Center, 17611
12 Mentmore Boulevard, Land O'Lakes, Florida 34638.

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FIRST ORDER OF BUSINESS – Roll Call

18 Mr. Flateau called the meeting to order and conducted roll call.

19 Present and constituting a quorum were:

20 James Flateau	Board Supervisor, Chairman
21 Richard Levy	Board Supervisor, Vice Chairman
22 Steve Bobick	Board Supervisor, Assistant Secretary
23 Chris Milano	Board Supervisor, Assistant Secretary
24 Tony Thomas	Board Supervisor, Assistant Secretary

25 Also present were:

26 Raymond Lotito	District Manager, DPGF Management & Consulting LLC
27 Garry Kubler	Maintenance Supervisor
28 Tonja Stewart	District Engineer, Stantec Consulting

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The following is a summary of the discussions and actions taken at the January 7, 2019 Ballantrae CDD Board of Supervisors meeting.

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

48 A resident asked the Board to extend her existing amenity center reservation to reserve a room for
49 her Girl Scout troop on every other Thursday for another three (3) months.

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On a MOTION by Mr. Milano, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved the resident request to extend the existing amenity center reservation for her Girl Scout troop through the months of January, February, and March for the Ballantrae Community Development District.

101 A motion was duly made, seconded, and unanimously approved, permitting all people who are
102 requesting an extension of approved meetings with no changes need only fill out the front form for the
103 renewal.

104 On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved the motion permitting all people who are requesting an extension of approved meetings with no changes need only fill out the front form for the renewal for the Ballantrae Community Development District.

105 A resident, residing at 3805 Duke Firth, asked a question about re-grading the trenches where cut-
106 back has been done and also expressed concerns about the area stating that it is “wet back there, it’s a
107 swamp”. Another resident stated that the ruts should be cleaned and not left. Further discussion ensued
108 concerning the trenches, a fallen tree, ruts, sodding and seeding, and bushes. Mr. Flateau commented that
109 the Board wants to find the most cost effective way of eliminating and potential problem for every owner
110 from the wetlands. Mr. Flateau also stated that the Board is happy to address the tree and two (2) or three
111 (3) foot ruts and noted that the Board could have Joe Hamilton of Genesis Landscaping at a meeting and

discuss with him and the district engineer, Tonja Stewart, what the best plants are and the best ideas for the area would be and notify thereafter of the results of the discussion.

THIRD ORDER OF BUSINESS – Professionals Reports

A. District Counsel

Mr. Flateau notified everyone that the ADA (“American with Disabilities Act”) website lawsuit is settled and the cost of the settlement, totaling \$12,200.00, is being paid by the insurance resulting in no cost to the district. Mr. Flateau reminded everyone of two things about the settlement; “it requires us (Ballantrae CDD) to be in compliance with ADA regulations within 18 months and it doesn’t protect us (Ballantrae CDD) against lawsuits by other people who have the same or other issues and don’t like to settle.”

B. Exhibit 1: Landscape Maintenance - Yellowstone Maintenance Report

There being none, next item followed.

C. DPFPG Field Report

➤ Exhibit 2: December Operations Report

Mr. Flateau requested that, at the next landscape visit, Yellowstone examine all the houses in the row behind Mr. Levy’s house and come up with a solution for what looks like grass that has been cut way too short and are potentially at risk of dying and needing to be re-sodded all over again.

➤ Exhibit 3: December Score Card

D. Engineer Report – Stantec

Ms. Stewart brought two (2) proposals before the Board for speed bumps.

➤ Proposal #1: Temporary (movable) – Box & Sign - \$3,814.00

➤ Proposal #2: Permanent (non-movable) – Asphalt & Sign - \$3,352.00

On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board accepted the proposal for the installation of two (2) temporary (movable) speed bumps and one (1) sign in the amount of \$3,814.00 to be taken from Line 94 Clubhouse Miscellaneous for the Ballantrae Community Development District.

E. Exhibit 4: Pond Manager – American Eco-Systems, Inc.

Mr. Flateau notified everyone that he spoke with Tony ~~Isaacson~~ ^{Smith} and was informed that spraying of the invasive plant removal areas will begin in January as scheduled and that Mr. ~~Isaacson~~ ^{Smith} estimates that the spraying is going to take two (2) to three (3) days a month to cover all the areas.

FIFTH ORDER OF BUSINESS – Administrative Matters

A. Exhibit 5: Consideration and Approval of Minutes of the December 3, 2018 Meeting

On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved the minutes of the Board of Supervisors regular meeting held on December 3, 2018 for the Ballantrae Community Development District.

B. Exhibit 6: Consideration and Acceptance of the November 2018 Financial Statements

Mr. Flateau stated that at next month’s meeting he wants an answer to the question, “What meeting did the Board vote to spend x amount of money out of that line item that totals \$24,249.00?”

88 Additionally, Mr. Plateau asked why the information contained on the over expenditure page is not
89 included on the adopted budget.

90 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board tabled the
91 acceptance of the November 2018 Financial Statements, pending the answers to the questions that were
92 posed by the Board for the Ballantrae Community Development District.

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

95 A. Old Business

96 1. Consideration and Adoption of Resolution 2019-02; Amending the 2018-2019 Budget

97 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board adopted
98 Resolution 2019-02; Amending the 2018-2019 Budget for the Ballantrae Community Development
99 District.

100 2. Consideration of Final ADA Website RFP

101 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
102 the motion to accept the format for bidding, pending the changes by district counsel for the Ballantrae
103 Community Development District.

104 3. Consideration of the Testing and Repair of the Backflow Preventer By Bay Area Plumbing in
105 the amount of \$144.00 for testing and \$409 for repairs

106 On a MOTION by Mr. Levy, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board approved
107 motion for the testing and repair of the backflow preventer in the amount of \$144.00 and \$409.00,
108 respectively, to be taken from Line 85 Clubhouse Maintenance for the Ballantrae Community
109 Development District.

110 B. New Business

111 1. Exhibit 10: Consideration of DCSI, Inc. Proposal to add Double Maglocks to Basketball
112 Court Door with Option of Interior Swipe to Exit – \$1,169.50

113 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
114 the proposal from DCSI, Inc. to add double maglocks to the basketball court door with the option of
115 interior swipe to exit in the amount of \$1,169.50 to be taken from Line 94 Clubhouse Miscellaneous for
116 the Ballantrae Community Development District.

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

119 A. District Manager

120 Mr. Lotito presented the memorandum and ratified invoice from GPS Pools Inc. for the Straiton
121 pool motor and pump repair.

122 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
123 the ratifications to the invoice from GPS Pools Inc. for the Straiton pool motor and pump in the amount of
124 \$583.97 to be taken from Line 88 Pool/Fountain/Splash Pad Maintenance for the Ballantrae Community
125 Development District.

126 B. Maintenance Supervisor

Mr. Kubler noted that the houses at 3410 Tarbolton Way, 3504 Tarbolton Way, and 3512 Tarbolton Way still have vines on the walls.

SEVENTH ORDER OF BUSINESS – Audience Comments on Other Items

There being none, next item followed.

EIGHTH ORDER OF BUSINESS – Supervisor Comments and Requests

A motion was duly made, seconded, and unanimously carried to move the Ballantrae CDD meetings to the fourth Wednesday of every month, setting the first meeting of the new schedule to be held on February 27, 2019.

On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved the motion to move the Ballantrae CDD meetings to the fourth Wednesday of every month, setting the first meeting of the new schedule to be held on February 27, 2019 for the Ballantrae Community Development District.

NINTH ORDER OF BUSINESS – Adjournment

Mr. Flateau asked if there were any other items of new business. There being no new additional items, and upon a motion duly made, seconded and unanimously carried, Mr. Flateau declared the meeting adjourned at 8:53 p.m.

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

BALLANTRAE EXPENDITURE APPROVALS FOR THE MONTH OF JANUARY 2019

Line Item No.	Line Title	Description	Vendor	Amount
94	Clubhouse Miscellaneous	Installation of temporary speed bumps and a sign		\$3,814.00
85	Clubhouse Maintenance	Testing & Repair of the Backflow Preventer	Bay Area Plumbing	\$144.00
85	Clubhouse Maintenance	Testing & Repair of the Backflow Preventer	Bay Area Plumbing	\$409.00
94	Clubhouse Miscellaneous	Add double maglocks to the basketball court door with the option of interior swipe to exit	DCSI, Inc.	\$1,169.50
88	Pool/Fountain/Splash Pad Maintenance	Emergency repair to the Straiton pool motor and pump	GPS Pools Inc.	\$583.97

**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 4 January, 2019.


Signature


Signature

157 Raymond J. Lotito

James Plateau

Printed Name

Printed Name

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159 Title: ☒ Secretary ☐ Assistant Secretary

Title: ☒ Chairman ☐ Vice Chairman