1	MINUTES OF MEETING				
2	BALLANTRAE				
3	COMMUNITY DEVELOPMENT DISTRICT				
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5 6 7 8	The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development District was held on Wednesday, June 26, 2019 at 6:30 p.m. at Ballantrae Community Center, 17611 Mentmore Boulevard, Land O' Lakes, Florida 34638.				
9	FIRST ORDER OF BUSINESS D.H.C.H				
	FIRST ORDER OF BUSINESS – Roll Call				
10	Mr. Flateau called the meeting to order and conducted roll call.				
11	Present and constituting a quorum were	:			
12	James Flateau	Board Supervisor, Chairman			
13	Richard Levy	Board Supervisor, Vice Chairman			
14	Steve Bobick	Board Supervisor, Assistant Secretary			
15 16	Tony Thomas Christopher Milano	Board Supervisor, Assistant Secretary			
17	•	Board Supervisor, Assistant Secretary			
	Also present were:				
18 19	Patricia Comings-Thibault Lore Yeira	District Manager, DPFG Management & Consulting LLC			
20	Garry Kubler	District Manager, DPFG Management & Consulting LLC Maintenance Supervisor			
21	Garry Rubler	Mamienance Supervisor			
22	The following is a summary of the disc	ussions and actions taken at the June 26, 2019 Rallantrae CDD			
23	The following is a summary of the discussions and actions taken at the June 26, 2019 Ballantrae CDD Board of Supervisors Regular Meeting.				
24					
25	SECOND ORDER OF BUSINESS – A	Audience Questions & Comments on Agenda Items			
26	Resident Cari Tolentino requested permission to offer swimming lessons to the community from				
27	Monday through Friday, 8 to 11 a.m. with the agreed maximum of 6 attendees. The Board requested that				
28	she indemnify the Ballantrae CDD in her insurance policy before she offers lessons to the community and				
29	requested notification if class attendance is beyond the maximum of 6 class attendees.				
30	On a MOTION by Mr. Levy, SECONDI	ED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved			
31		imming lessons, pending the retrieval of liability insurance			
32		e Ballantrae Community Development District.			
33	Resident Paula Fakiolas requeste	ed that her son's caregiver he given a pool card given that her son			
34	Resident Paula Fakiolas requested that her son's caregiver be given a pool card given that her son is disabled and needs their service. The Board approved the resident's caregiver having a pool card but				
35	declined on giving the resident's caregiver permission to bring additional children to the pool.				
36	THIRD ORDER OF BUSINESS – Professional Reports				
37	A. District Counsel				
38	B. Exhibit 1: Landscape Maintenance - Yellowstone Maintenance Report				
39	Exhibit 2: Ratification of Yellowstone Proposal #16210 Supplemental Water Management				

Ballantrae CDD June 26, 2019
Regular Meeting Page 2 of 5

On a MOTION by Mr. Bobick, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board approved Yellowstone Proposal #16210 for Supplemental Water Management in the amount of \$1,342.50 for the Ballantrae Community Development District.

Exhibit 3: Consideration and Approval of Yellowstone Proposal #7606 for Irrigation at Braemar Entrance

On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved Yellowstone Proposal #7606 for Irrigation at Braemar Entrance in the amount of \$2,849.19 for the Ballantrae Community Development District.

Exhibit 4: Consideration and Approval of Yellowstone Proposal #7607 for Irrigation at Castleway Entrance

On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved Yellowstone Proposal #7607 for Irrigation at Castleway Entrance in the amount of \$3,402.10 for the Ballantrae Community Development District.

Exhibit 5: Consideration and Approval of Yellowstone Proposal #18220 for St. Augustine Conversion in the Castleway and Braemar Entrances

On a MOTION by Mr. Milano, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved Yellowstone Proposal #18220 for St. Augustine Conversion in the Castleway and Braemar Entrances in the amount of \$1,712.40 for the Ballantrae Community Development District.

C. DPFG Field Operations Report

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- ➤ Exhibit 6: June Operations Report & Grade Sheet
- Exhibit 7: June Score Card

The Board requested the Score card be placed on separate pages instead of one.

Exhibit 8: June Pond Report

Ms. Comings-Thibault and Ms. Yeira delivered details of the June Pond Report, wherein the Board requested photos of the ponds and additional commentary to evaluate ongoing development of flora/wildlife of the ponds.

D. Engineer Report – Stantec

There being none, the next item followed.

- E. Pond Manager American Ecosystems
 - ➤ Pond Report 5-3-2019
 - Pond Report 5-30-2019
- F. Exhibit 10: Consideration and Approval of the Genesis Proposal #0982 Pond 30 Enhancement \$1,500.00

Ms. Yeira delivered details of Genesis Proposal #0982, wherein the Board determined they needed more information as to which areas exactly are undergoing enhancement and why.

FOURTH ORDER OF BUSINESS – Administrative Matters

A. Exhibit 11: Approval of Minutes of May 22, 2019 Meeting

Ballantrae CDD June 26, 2019
Regular Meeting Page 3 of 5

On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved the Minutes of the Board of Supervisors Regular Meeting held on May 22, 2019 for the Ballantrae Community Development District.

- B. Exhibit 12: Acceptance of the Unaudited May 2019 Financial Statement
- On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board accepted the May 2019 Unaudited Financial Statement for the Ballantrae Community Development District.

83 FIFTH ORDER OF BUSINESS – Business Matters – Old

- A. Exhibit 13: Liability Insurance Dani Dance
- B. Exhibit 14: Final Presentation of Executed Himes Electrical Services Contract for Electrical Services

87 SIXTH ORDER OF BUSINESS – Business Matters – New

- A. Exhibit 15: Approval of Petition for Variance Southwest Florida Water Management District
- On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved the Petition for Variance from the Southwest Florida Water Management District for the Ballantrae Community Development District.
 - B. Exhibit 16: Trespassing Agreement and Approval of Trespassing Policy Statement
- Ms. Yeira delivered details of the Trespassing Agreement and Policy Statement, wherein it was determined that both would be approved following Ballantrae is spelled correctly throughout the document. Additionally, the Board requested information on which map is needed as per the request of the Sheriff as part of the Trespassing Agreement.
- On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved the Trespassing Policy Statement and Trespassing Agreement, following requested corrections are made, for the Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS – Staff Reports

- 101 A. District Manager
- 102 B. Maintenance Supervisor
 - Mr. Kubler notified the Board of the diagnosis and repair of a previously discussed plumbing issue costing \$97.00.
- On a MOTION by Mr. Levy, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board accepted the payment for the repair of a plumbing issue in the amount of \$97.00 for the Ballantrae Community Development District.

Additionally, Mr. Kubler presented a proposal for the repair or replacement of ADA compliant lift chairs of the community. Following discussion amongst the Board, the Board requested expert examination of the broken lift chairs to determine what needs repair and the cost of repairs, with Mr. Kubler returning that information within a week to the Board for the Chair to execute any decisions thereofter.

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On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved the expert examination, repair, and parts replacement of the community's ADA compliant lift chairs in an amount not to exceed \$175,000.00, given the Chair's authorization, for the Ballantrae Community Development District.

EIGHTH ORDER OF BUSINESS – Supervisors Requests

Following complaints about the emptiness and/or brokenness of vending machines in the community by Board members, Mr. Flateau requested Mr. Kubler search for a new vendor for new vending machines.

NINTH ORDER OF BUSINESS - Adjournment

Mr. Flateau asked for final questions, comments, or corrections before adjourning the meeting. There being none, Mr. Levy made a motion to adjourn the meeting.

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

Line Item No.	Line Title	Description	Vendor	Amount
Line 41	O&M Contingency	Yellowstone Proposal #16210	Yellowstone Landscape	\$1,342.50
Line 46	O&M Contingency	Yellowstone Proposal #7606	Yellowstone Landscape	\$2,849.19
Line 51	O&M Contingency	Yellowstone Proposal #7607	Yellowstone Landscape	\$3,402.10
Lines 56-57	O&M Contingency	Yellowstone Proposal #18220	Yellowstone Landscape	\$1,712.40
Line 104	Plumbing	Plumbing Repair	Maintenance Supervisor	\$97.00
Line 115	Lift Chairs	Lift Chair Repair	ADA Compliance	\$175,000.00

*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 ______.

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	Ballantrae CDD Regula Meeting Signature	June 26, 2019 Page 5 of 5 Signature		
134	Love Yeira	Jim Flateau		
	Printed Name	Printed Name		
135	True G	The Chairman		
136	Title: □ Secretary □ Assistant Secretary	Title: Chairman Vice Chairman		