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**MINUTES OF MEETING
BALLANTRAE
COMMUNITY DEVELOPMENT DISTRICT**

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The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development District was held on Monday, October 1, 2018 at 6:30 p.m. at the Ballantrae Community Center, 17611 Mentmore Boulevard, Land O'Lakes, Florida 34638.

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FIRST ORDER OF BUSINESS – Roll Call

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

Present and constituting a quorum were:

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

Also present were:

Raymond Lotito	District Manager, DPGF Management & Consulting LLC.
Tony Smith	American Eco-Systems
Garry Kubler	Maintenance Supervisor
Brian Mahar	Yellowstone

The following is a summary of the discussions and actions taken at the October 1, 2018 Ballantrae CDD Board of Supervisors meeting.

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

Mr. Flateau opened the floor for the audience to ask questions and to make comments on the agenda items. Discussion ensued concerning construction of the pool, cleaning and painting of the walls in the community, and landscaping of six (6) village entrances. The Board approved the owner using the CDD property as an access for the construction of the pool and Mr. Kubler is to take pictures of the before and after conditions.

On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved the use of CDD property as an access for the construction of the pool for the Ballantrae Community Development District.

THIRD ORDER OF BUSINESS – Professionals Reports

Mr. Flateau presented the agenda items to the Board for discussion. The agenda items that were discussed included the report from the district counsel, the Yellowstone Maintenance Report (**Exhibit 1**), the DPGF Field Report (**Exhibit 2**), the report from the district engineer (**Exhibit 3**), and the American Eco-Systems, Inc. pond report (**Exhibit 4**). Discussion ensued. The district engineer's report was tabled for further discussion. Discussion ensued on the removal of Queen Palms around the pool.

On a MOTION by Mr. Levy, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board approved the removal of Queen Palm from around the pool to be taken from Line Item 61 – Replace Plants, Mulch, and Trees for the Ballantrae Community Development District.

FOURTH ORDER OF BUSINESS – Administrative Matters

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Mr. Fleteau presented the agenda items to the Board for discussion. The agenda items that were discussed included: Consideration and Approval of the Minutes of the September 10, 2018 Meeting (**Exhibit 5**), Consideration and Acceptance of the August 2018 Financial Statements (**Exhibit 6**) and the Settlement Agreement in the Case of DeFeo vs. Ballantrae CDD, Ratification of the Contract for the Replacement of Flowers (**Exhibit 7**) and of the Genesis Pilot Project Invoice (**Exhibit 8**). Discussion ensued.

A. Exhibit 5: Consideration and Approval of Minutes of the September 10, 2018 Meeting

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 **September 10, 2018** for the Ballantrae Community Development District.

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

The Board had a question on Line Items 52 and 54 of the Financial Statements. The approval of the Financial Statements was tabled until the November 11, 2018 meeting. The District Manager is to come back next month with a listing of what was charged under those line items.

C. Exhibit 7: Ratification of the Contract for the Replacement of Flowers

On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved the ratifications of the contract for the replacement of flowers for the Ballantrae Community Development District.

D. Exhibit 8: Ratification of Genesis Pilot Project Invoice

On a MOTION by Mr. Levy, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board approved the ratifications to the Genesis Pilot Project Invoice for the Ballantrae Community Development District.

E. Consideration and Acceptance of the Settlement Agreement in the Case of DeFeo vs. Ballantrae CDD

On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board accepted the Settlement Agreement in the Case of DeFeo vs. Ballantrae for the Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS – Business Matters

Mr. Fleteau presented the agenda items to the Board for discussion. Discussion ensued regarding the old business, the proposal to repair the west fountain (**Exhibit 9**), and new business.

A. Exhibit 9: Consideration of West Fountain Repair Proposal

On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board accepted the West Fountain Repair Proposal to be taken from Line Item 152 – Fountain Repairs and Maintenance for the Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS – Staff Reports

Mr. Fleteau opened the floor for the district manager and the maintenance supervisor to present their staff reports. Discussion ensued concerning direct deposit and the Yellowstone proposal for Hose Bib installation and the proposal to pressure wash the community walls. The agenda item in reference to pressure washing the community walls was pulled from the agenda.

A. Maintenance Supervisor

➤ **Exhibit 10: Yellowstone Proposal – Hose Bib Installation**

On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved the Yellowstone proposal for Hose Bib installation to be taken from Line Item 71 for the Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS – Audience Comments on Other Items

Mr. Plateau opened the floor for the audience to comment on other items. There being none, next item followed.

EIGHTH ORDER OF BUSINESS – Supervisor Comments and Requests

Mr. Plateau opened the floor for the supervisors to make comments and to present their requests. There being none, next item followed.

NINTH ORDER OF BUSINESS – Adjournment

Mr. Plateau 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. Bobick, WITH ALL IN FAVOR, the Board adjourned the meeting for the Ballantrae Community Development District.

BALLANTRAE MONTHLY EXPENDITURE APPROVALS

Date	Project	Description	Vendor	Amount	Line Item
10/1/2018	Bib Install	Spigot for front entrance pressure washing	Yellowstone	\$869.59	70
10/1/2018	Flower Install	Plant seasonals in entrance monument beds	Yellowstone	\$3,468.50	60
10/1/2018	Palm Removal	Remove diseased queen palm near park pool	Yellowstone	\$329.39	60
10/1/2018	Genesis Pilot	Demo project at SW Ballantrae @ Mentmore	Genesis	\$2,670.00	105
10/1/2018	Repair Pump	In west entrance pond # 1	Vertex Features	\$2,380.31	105

**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 3 DECEMBER 2018.

Signature

Signature

JAMES FLATEAU

Printed Name

CHAIRMAN

RJ. Lotito

Printed Name

Secretary