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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, November 12, 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, Inc.
Matt Mattos	Yellowstone Landscape
Joe Hamilton	Genesis Land Maintenance
Garry Kubler	Maintenance Supervisor
Terry Beamer	CertaPro Painters

The following is a summary of the discussions and actions taken at the November 12, 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. Fitness 320 presented their contract for 90-day renewal. Ph.D.-serts Cakes presented their contract for 90-day renewal.

On a MOTION by Mr. Levy, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board approved the renewal of the Fitness 320 contract for 90 days for the Ballantrae Community Development District.

On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved the renewal of the Ph.D.-serts Cakes contract for 90 days for the Ballantrae Community Development District.

THIRD ORDER OF BUSINESS – Professionals Reports

Mr. Flateau reviewed the Visitor Access Form, the Landscape Maintenance Report from Yellowstone Landscape ("Yellowstone") (Exhibit 1), the items of the DPGF Field Report (Exhibit 2), and the American Eco-Systems, Inc. ("American Eco-Systems") Pond Manager Report (Exhibit 3) and asked for questions or comments. Discussion ensued concerning HOA meetings, restoring the plants at Straiton Village and Ayrshire Boulevard, and the district engineer's request for speed bumps in the community. Mr. Beamer of CertaPro Painters ("CertaPro") reviewed the proposal for re-painting the community walls and asked for questions or comments. Discussion ensued. Mr. Hamilton of Genesis Land Maintenance

48 (“Genesis”) reviewed the proposal for remediation of invasive species and asked for questions or
49 comments. Discussion ensued.

50 A. District Counsel

51 ➤ Review of Visitor Form

52 On a MOTION by Mr. Milano, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board
53 accepted the Visitor Form effective December 1, 2018 for the Ballantrae Community Development
54 District.

56 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
57 the request from the HOA to use the facility under the condition that they coordinate scheduling of
58 existing events to accommodate their meetings for the Ballantrae Community Development District.

59 B. Landscape Maintenance – Yellowstone Maintenance Report

60 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
61 paying Yellowstone \$174.00 to restore the plants at Straiton Village on Ayrshire Boulevard for the
62 Ballantrae Community Development District.

63 C. Sole Source Proposal from CertaPro for the Re-Painting of Community Walls

64 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
65 the proposal for \$95,624.00 from CertaPro for the re-painting of community walls for the Ballantrae
66 Community Development District.

67 D. Draft Letter to Residents Concerning Sole Source Proposal for Pressure Washing and Re-Painting

68 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
69 a letter to be sent to the residents concerning their requirements for preparations for pressure washing and
70 re-painting the community walls for the Ballantrae Community Development District.

71 E. Genesis Plan and Sole Source Proposal for Remediation of Invasive Species

72 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
73 the proposal for \$86,317.00 from Genesis for remediation of invasive species excluding Straiton Village
74 for the Ballantrae Community Development District.

75 F. Yellowstone’s Sole Source Landscaping Enhancement Plan

76 On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved
77 the proposal for \$156,192.00 from Yellowstone for landscaping enhancements for the Ballantrae
78 Community Development District.

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

81 Mr. Plateau reviewed the minutes of the Board of Supervisors meeting held on October 1, 2018
82 (Exhibit 8) and the September 2018 Financial Statements (Exhibit 9) and asked for questions or
83 comments. Discussion ensued.

84 A. Consideration and Approval of Minutes of the October 1, 2018 Meeting

On a MOTION by Mr. Bobick, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board tabled the approval of the minutes of the Board of Supervisors regular meeting held on October 1, 2018 for the Ballantrae Community Development District.

B. Consideration and Acceptance of the September 2018 Financial Statements

On a MOTION by Mr. Bobick, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board tabled the approval of the September 2018 Financial Statements for the Ballantrae Community Development District.

On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board approved adding the Ballantrae monthly expenditure approvals tabled at the bottom of the minutes, and revising the October 1, 2018 meeting and the November 12, 2018 meeting to include the expenditure table for the Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS – Business Matters

Mr. Flateau opened the floor to discuss old and new business matters. This agenda item has been tabled to the December meeting.

SIXTH ORDER OF BUSINESS – Staff Reports

Mr. Flateau opened the floor for the district manager and the maintenance supervisor to present and review the items of their staff reports. Mr. Flateau reviewed the contract for Zumba Lessons that is up for renewal and the proposal for background checks and drug testing (Exhibit 10) to the Board for their consideration and approval. Discussion ensued.

A. District Manager

➤ **Renewal of Zumba Lessons Contract for 90 Days**

On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved the renewal of the zumba lessons contract for 90 days for the Ballantrae Community Development District.

➤ **Proposal for Background Checks and Drug Testing**

On a MOTION by Mr. Bobick, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved the proposal for background checks and drug testing to be charged to Line Item 104 – O&M Contingency for the Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS – Audience Comments on Other Items

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

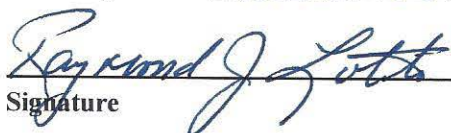
On a MOTION by Mr. Levy, SECONDED by Mr. Bobick, WITH ALL IN FAVOR, the Board adjourned the meeting for the Ballantrae Community Development District.

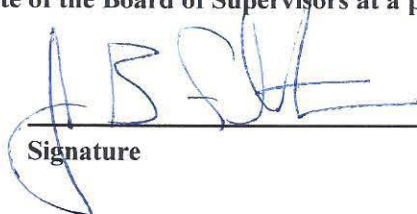
BALLANTRAE MONTHLY EXPENDITURE APPROVALS


Date	Project	Description	Vendor	Amount	Line Item
11/12/2018	Landscape Maintenance	Restore the plants at Straiton Village/Ayrshire Blvd	Yellowstone	\$174.00	Not Stated by BoS
11/12/2018	CertaPro Re-painting	Re-painting community walls	CertaPro Painters	\$95,624.00	108
11/12/2018	Genesis Plan	Remediation of invasive species	Genesis Land Maintenance	\$86,317.00	109
11/12/2018	Landscape Enhancement Plan	Landscaping enhancements	Yellowstone	\$156,192.00	107
11/12/2018	Drug Testing and Background Check	Background Check and Drug Testing of new employee Dustin Smith	Innovative	\$51.00	104

**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


Raymond J. Lotito

James Fleteau

Title: ☒ Secretary ☐ Assistant Secretary

Title: ☒ Chairman ☐ Vice Chairman