



Management & Consulting, LLC
250 International Parkway, Suite 280
Lake Mary, FL 32746
321-263-0132

***BALLANTRAE
COMMUNITY DEVELOPMENT DISTRICT***

Agenda Package

***Board of Supervisors
Regular Meeting***

Date & Time:

Wednesday

December 16, 2020

6:30 pm

Location:

17611 Mentmore Blvd.

Land O'Lakes, Florida

with

Zoom Conference Call Available

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Ballantrae

Community Development District

Development Planning and Financing Group

250 International Parkway, Suite 280
Lake Mary, FL 32746
321-263-0132 Ext. 738

Board of Supervisors
Ballantrae Community Development District

Dear Board Members:

A Meeting of the Board of Supervisors of the Ballantrae Community Development District is scheduled for **Wednesday, December 16, 2020 at 6:30 p.m.** at **17611 Mentmore Blvd., Land O'Lakes, Florida** and via **Zoom Conference Call – Audio Only**.

The advanced copy of the agenda for the regular meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present their reports at the meeting. If you have any questions, please contact me.

Sincerely,

Patricia Comings-Thibault

Patricia Comings-Thibault
District Manager

Ballantrae Community Development District

Board of Supervisors Meeting

Wednesday, December 16th at 6:30 PM

via Zoom – **AUDIO ONLY**

Dear Residents,

We welcome you to join us for the Board of Supervisors Meeting to be held on Wednesday, December 16th at 6:30 PM. This meeting will be held in person and via Zoom, an online platform that allows us to hold necessary Board meetings without having to leave the safety of your home. While many may know and have used Zoom as a video conference platform, we will be using it in audio only mode, so there will be no visual on your end to visually see, so as a note, your computer is working fine if you do not see a video stream. With Zoom you have two options for joining the meeting; telephone or computer, and it will all be audio based, meaning no video recording. Please follow the instructions below for either telephone or computer attendance. If you have any questions in regard to the agenda, please email them to [patricia.comings- thibault@dpfg.com](mailto:patricia.comings-thibault@dpfg.com) before the meeting so that they can be answered accordingly. Thank you for your patience in these trying times and we look forward to hearing from you.

Join Zoom Meeting by Computer

<https://us02web.zoom.us/j/84995437354?pwd=cFowS0drazhObHNEcm94T0VicDYxQT09>

Meeting ID: 849 9543 7354

Password: 732427

Join Zoom Meeting by Phone

Dial by your location – Follow the Prompts – Meeting ID – **849 9543 7354** – Hit # when it requests a participant ID

- +1 253 215 8782 US (Tacoma)
- +1 301 715 8592 US (Germantown)
- +1 346 248 7799 US (Houston)
- +1 929 205 6099 US (New York)
- +1 312 626 6799 US (Chicago)
- +1 669 900 6833 US (San Jose)

District: **BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT**

Meeting: Wednesday, December 16, 2020

Time: 6:30 PM

Location: 17611 Mentmore Blvd., Land O'Lakes, Florida
With Zoom Conference Call Available

Dial-in Number: 929-205-6099

Meeting ID: 849 9543 7354

Agenda

I. Roll Call

II. Audience Comments – *(limited to 3 minutes per individual for agenda items)*

III. Discussion of Resident Safety and Amenities Reopening

A. Discussion of Ballantrae Online Newsletter

Exhibit 1

IV. Professional Reports

B. District Counsel

➤ Discussion of Splash Pad Project

C. Yellowstone Landscape Report

Exhibit 2

D. DPGF December Field Operations Report

Exhibit 3

E. District Engineer

F. Steadfast Environmental

➤ Aquatics Inspection Report

Exhibit 4

➤ Conservation Inspection Report

Exhibit 5

➤ Consideration of Club Rush Removal Recommendation

Exhibit 6

➤ Pond Observation

Exhibit 7

➤ Update on Dead and Declining Trees

V. Administrative Matters

A. Consideration of the Regular Meeting Minutes – November 18, 2020

Exhibit 8

B. Acceptance of the Unaudited November Financial Statements

Exhibit 9

VI. Business Matters

A. New Business

- Consideration of Arborist Abroad Tree Removal Proposal - **Exhibit 10**
\$50,750.00

B. Old Business

- Update on Holiday Lighting

VII. Consent Agenda

- A. Ratification of Himes Electrical Surge Arrestors Installation Proposal - **Exhibit 11**
\$1,804.00

- B. Ratification of Yellowstone New Clubhouse Controller Proposal - **Exhibit 12**
\$434.15

VIII. Staff Reports

A. District Manager

B. Maintenance Supervisor

IX. Supervisors Requests

X. Audience Comments on Other Items

XI. Adjournment

EXHIBIT 1



Ballantrae Newsletter Online

From the Ballantrae Community Development District in Land O' Lakes, FL

December 10, 2020

Vol. 1, No. 2, Pages: 2

2 Ballantrae Blvd. exit lanes at SR 54 expected to be opened this summer

The bottom line of the construction of the Cypress Ranch development across from us on the south side of SR 54 (pictured below) is that, by mid-summer 2021, it will pay for major traffic improvements that will make it safer and quicker for motorists to exit Ballantrae Blvd. onto an increasingly congested SR 54.

As shown in the photo on page two, Ballantrae's southbound exit to SR 54 will be modified this way:

- A longer right-turn lane on Ballantrae Blvd. (numbered lane 1) will allow more traffic to enter the lane and queue up to exit more quickly onto westbound SR 54. It requires widening the existing lane by removing the sod, cobblestone and

planters on the west side so the remaining lane and curb abut the existing sidewalk.

- An existing turn lane (marked as lane 2) will be redirected as a through-lane across SR 54 into Cypress Ranch.
- The second existing turn lane (marked as lane 3) will remain as it is – a left-turn to access eastbound SR 54.
- A second left turn lane (marked as lane 4) will be added by cutting out about 11-13 feet of the length of the west side of the existing 35-foot wide center median.

Changes to accommodate Cypress Ranch will require more than just the construction of two new lanes 1 and 4 by the developer, the Ferber Company.

Ferber Vice President Ryan Plate said it will also include adding deceleration and turn lanes on SR 54 into and out of Ballantrae and Cypress Ranch, median extensions, widening some traffic lanes and the takedown and replacement of the existing traffic light poles, traffic lights and light controllers. That work will take six months or more.

Adding the two exit lanes along

[Continued on page 2](#)

To our residents:

The Ballantrae CDD Board has opted to experiment with an online newsletter that will be fresher in content and cheaper to produce than the paper edition it would replace.

We hope to maintain a 1-2 page online newsletter every 2-3 weeks in place of spending \$10,000 annually on the 16-page paper quarterly edition.

This online newsletter is expected to be more than just these 1-2 pages every 3 weeks or so. Whenever possible, it will link to other resources on the subject at hand and the names of contacts for further information.

The Ballantrae HOA and its community manager agreed to send an email to the 1,817 landowners and residents on their email lists to let you know when each issue of Newsletter Online is posted to the CDD website at ballantraecdd.org.

For those who have inquired: Yes, there is a reason the CDD Board does not maintain its own email list of residents to contact you on our own. By law, the CDD would have to make that list available to anyone who wanted it for whatever purpose they wish to use (or abuse) it. The HOA is under no such law and can keep its list private. To protect your privacy, the CDD Board asks the HOA to send our emails to you.

Send any story ideas, questions or comments on the Onliner to the editor at jflateau@ballantraecdd.org.



Graphic provided by Ferber Co., developer of Cypress Ranch across SR 54 from Ballantrae.



Top of image shows extent of earthwork as of Nov. 24 on 165-acre Cypress Ranch site that a few months ago was a cow pasture. Below it runs SR 54 and at bottom of photo are Ballantrae Shoppes with our Ballantrae entrance at far right.

Continued from page 1

Ballantrae Blvd. will occur in June-July and take up to a month, said [Will Anderson](#), Ferber's Director of Retail Construction.

During construction, Ferber will irrigate sod, plants and trees in that portion of the median that will remain, Mr. Plate added.

He said, "The first thing we are going to do is make sure we save as much of the landscaping and trees as we can in the median. We'll also maintain irrigation and electrical service."

As the project is completed, Ferber will also ensure it leaves the existing irrigation and electrical systems in working condition, as they are now, in the median. It will also replace the curbing on the west side of the remaining median.

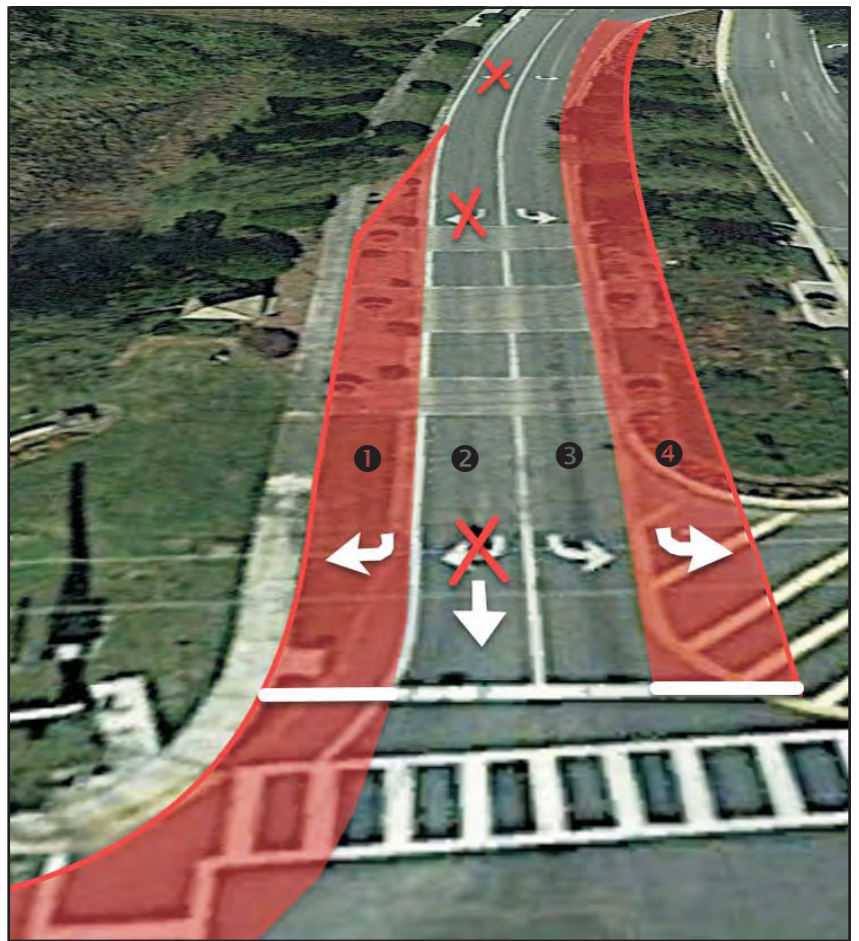
The earth work at Cypress Ranch itself was supposed to begin in May. COVID-19 issues caused delays in arranging financing that held up the project's start until Oct. 1, Mr. Anderson said.

Sharp-eyed motorists may have noticed that Ferber has already lengthened the two eastbound lanes on SR 54 that turn into Ballantrae. And as the photo above shows, extensive earth work is now underway on the Cypress Ranch parcel.

Residents will see the next step the week of Dec. 12. That's when Mr. Anderson says workers expect to open the electrical utility service box in front of the Circle K, attach wires and pull them under SR 54 to Cypress Ranch on the south side. That may require closing off at least part of the westbound turn lane into Ballantrae Blvd., Mr. Anderson said.

Mr. Plate made clear that Ferber policies and Department of Transportation rules mandate the developer do everything possible to minimize disruption on SR 54. They will be limited, for example, to work that can be performed during "peak hours" when people are driving to work in the morning and back home at night. They will make up some of those hours by working evenings and overnights, he said.

The first commercial businesses are expected to open at



the end of 2021 or in early 2022, Mr. Plate said.

Already signed up to locate there are Aldi grocery, Honest-1 Auto Care, EoS Fitness and Woodie's Wash Shack plus three national fast food chains. National day care and dental businesses are also negotiating. Also expected, Mr. Plate said, is another Circle K, the second in the neighborhood.

Mr. Plate said Pasco's original approval of plans allowed for 1,600 apartments to be built on the site. But Ferber decided the market did not show a need for that many, so it was reduced to the current plan for 596 – including 330 multi-family units, 134 townhomes and 132 single-family homes. Home construction will begin in mid to late 2021.

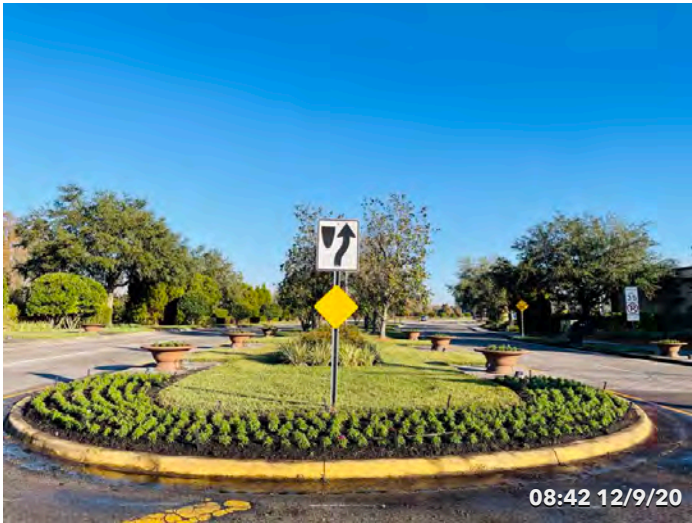
EXHIBIT 2



Ballantrae Landscape Report

Wednesday, December 9, 2020

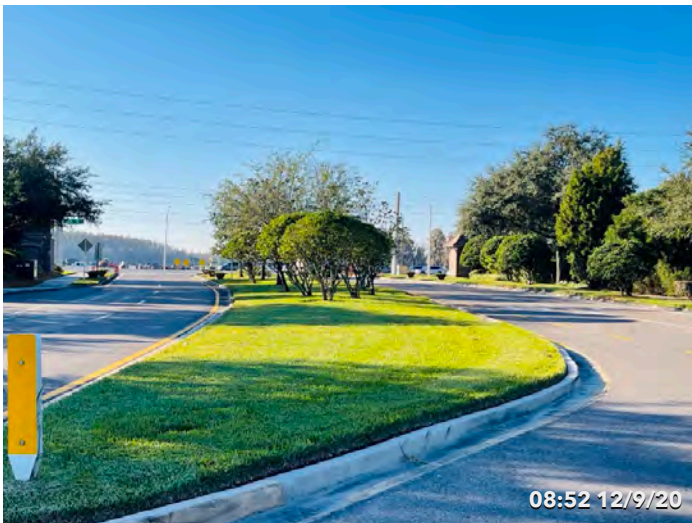
Prepared For Ballantrae CDD & DPFG



Observation 1

Assigned To Entrance

Overall the community entrance is looking aesthetically pleasing with no major turf or plant issues.



Observation 2

Assigned To Ballentrae Blvd

The St Augustine turf is looking healthy and has good color overall. The Bahia turf is going dormant due to the cooler temps, we will see less growth and the color change.



Observation 3

Assigned To Clubhouse

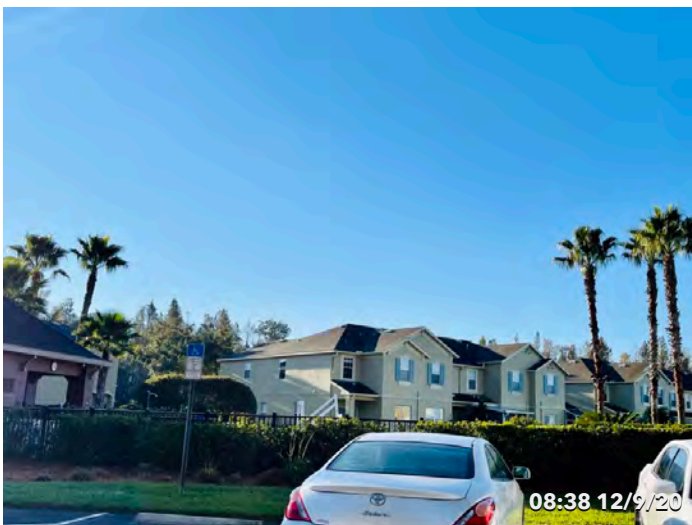
The overall appearance of the clubhouse and amenities looks well. The crew did clean up the closed areas since they have been reopened.



Observation 4

Assigned To Clubhouse

The main clubhouse palm trees were trimmed.



Observation 5

Assigned To Clubhouse

The stration townhome pool palm trees were trimmed as well.



Observation 6

Assigned To Clubhouse



Observation 7

Assigned To ROW Juniper

The juniper ROW's been responding well to the most recent herbicide treatments, as you can see in the picture we do have browning and dying weeds.



Observation 8

Assigned To Common Areas

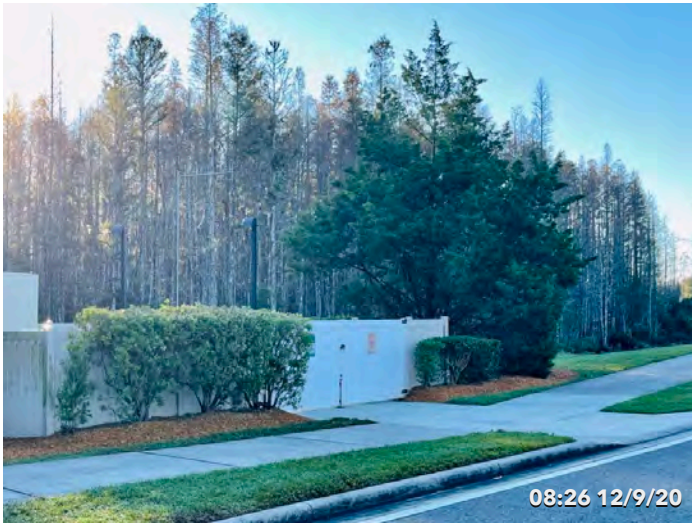
The St Augustine turf along the boulevard is still performing well even with a couple cold snaps we've encountered.



Observation 9

Assigned To Community

Community annuals were installed December 7th and doing well so far through the current cold snap. The lower temperatures will slow initial bloom cycle, within 7 to 10 days should we see a dramatic change in growth and blooms.



Observation 10

Assigned To Community

The community mulching place prior to giving and looks good throughout, I have not found any issues since it was applied.

Observation 11

Assigned To Ponds

All Ponds were mowed And being kept up with.

Landscape Report -

Assigned To Community District Board

Landscape Maintenance -

- During service this month the crew addressed routine mowing and policing for debris.
- The community wide trimming has been completed.
- Palm tree trimming was completed.
- Throughout the winter months we will continue lifting oak trees along the community wall and over sidewalks.
- We pulled and sprayed weeds throughout the community, the common juniper beds were treated with a herbicide a couple of weeks ago, they are ready for there next application.

Fertilization and Pesticide Maintenance -

- The next community fertilizer treatment was completed in late October. In January we will be fertilizing the community along with a pre-emergent herbicide. To help suppress weeds for the spring time growth.
- The community shrub fertilizer is scheduled for late November, this treatment includes all palm trees.

Irrigation Maintenance-

- The irrigation team went out and completed the monthly irrigation audit, they made some repairs they found and made seasonal adjustments due to the current season.
- The clubhouse clock was installed.



Brian Mahar
Yellowstone Landscape

EXHIBIT 3

**BALLANTRAE
COMMUNITY DEVELOPMENT
DISTRICT
DECEMBER 2020
FIELD INSPECTION REPORT**

TABLE CONTENT

- ✕ Summary
- ✕ Landscape
 - + Irrigation
 - + Planting material
 - + Areas of Improvement
- ✕ Hardscape
 - + Amenity
- ✕ Repairs, Restoration
- ✕ Maintenance Map
- ✕ Scorecard

SUMMARY

- The turf mow is complete.
- The Main focus this month was the new mulch installed, dead grass areas, and broken sidewalk.
- Some brown dead patches of grass still observed at the entrance.
- Didn't observe algae in the ponds
- The playground area is open. Straiton pool looks good.

LANDSCAPE

New Mulch/annuals



Turf Mow and amenity entrance



ENTRANCE

- This image shows the new annuals and decorations at the entrance.



ENTRANCE

- Still some dead grass observed in median at the entrance.



STRAITON POOL

This picture shows
the Straiton pool.
Landscape and
new mulch looks
good.



SIDEWALK

- ✗ The sidewalk on Ballantrae Blvd is still broken.



YELLOWSTONE WALK THROUGH

- Turf Mow was completed
- Still some dead grass in Median at entrance of Ballantrae.
- The ne Mulch and annuals look good.

EXHIBIT 4



Ballantrae CDD Aquatics

Joe Hamilton

12/8/2020 12:11 PM

Steadfast Environmental
30435 Commerce Drive Suite 102
San Antonio, FL 33576
813-836-7940 | office@SteadfastEnv.com



POND 9



Comments:
As water levels drop due to lack of rainfall, Clubbrush will continue to chase ideal water depths. Technicians are working to ensure invasive grasses around the perimeter remain under control.



POND 10



Comments:
Reductions of Torpedograss have been, and will continue to be the goal within pond #10. No algal activity was present during the on-site inspection.



POND 6



Very minimal Torpedograss treatments will be required during future maintenance visits. Growth was observed within the littoral zone amongst the Clubrush. Typically results from treatment can be observed within 7-10 days of the treatment date.

POND 8



Comments:

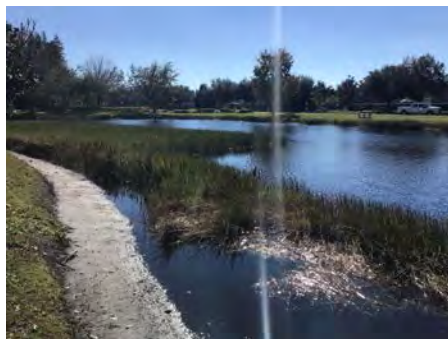
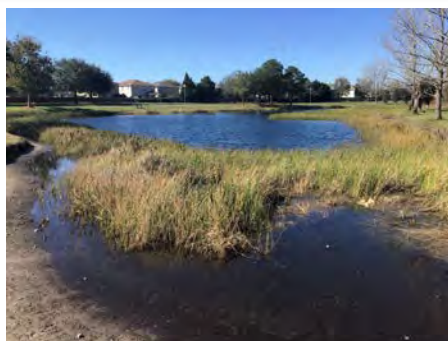
Arrowhead growth was observed to be in great health. In fact, some of the saggetaria was still producing whirls of flowers which is rare given the weather conditions as of late. Spot treatments for Torpedograss growth will continue.

POND 13



Primary targets of treatment within Pond #13 include invasive growth along the concrete wall. Vegetation targeted includes Primrose Willow and Torpedogras. While treatments have proven successful, further monitoring and treatment will continue

POND 23



Overall pond #23 is looking healthy. Moderate bottom filamentous algae will require treatment during the December routine maintenance visits.

POND 1



Pond #1 was also observed to have moderate bottom filamentous algal growth. Treatments will occur during December routine maintenance visits. Results from treatment are anticipated within 7 days of application.

POND 2



Pond #2 boasts a dense collection of Clubrush that remains in great health. Some surface algae observed on the east side of the pond. Technicians will treat accordingly during December maintenance visits.

POND 4



Minimal Alligatorweed around the shoreline was observed, monitoring as well as necessary treatment will be in effect moving forward.



POND 5



Azolla, (floating invasive vegetation) in the center of Pond #5 will require attention during future maintenance visits. The growth is now isolated which will make treatment easier to control.





Management Summary

Focal points of treatment during the month of December include perimeter / shoreline treatment of Torpedograss and juvenile Primrose Willow growth. Additionally, Filamentous algae remains a maintenance requirement as well during our routine maintenance visits. Decreased rainfall results in less moving water in and out of each pond. Less moving water results in decreased dissolved oxygen levels which creates an optimal environment in which algae will thrive.

However, algal growth within Ballantrae CDD is significantly less when compared to other communities. This can be directly attributed to the Clubrush and other beneficial growth around the edges of the ponds. Perimeter beneficial vegetation is excellent at aiding in nutrient abatement from stormwater runoff both from pond banks, streets and roof tops alike. In conjunction with helping to clean water which is being introduced to the pond, water discharging from each pond is also consistently observed to be clean.

The littoral shelf of pond #16 underwent a significantly sized physical removal of Cattail growth. Technicians on-site are monitoring and treating the area to prevent against inevitable regrowth. At this point we have achieved great control over the re-growth and it is all well into the decomposition stage. A few more rounds of treatment to this littoral zone and it will be ready for the re-plant of Club rush that is intended to dominate the area and aid in water filtration.

Recommendations / Action Items

- Target bottom filamentous algae growth.
- Continue to treat emergent juvenile Cattails on pond #16.

Thank you for choosing Steadfast Environmental!

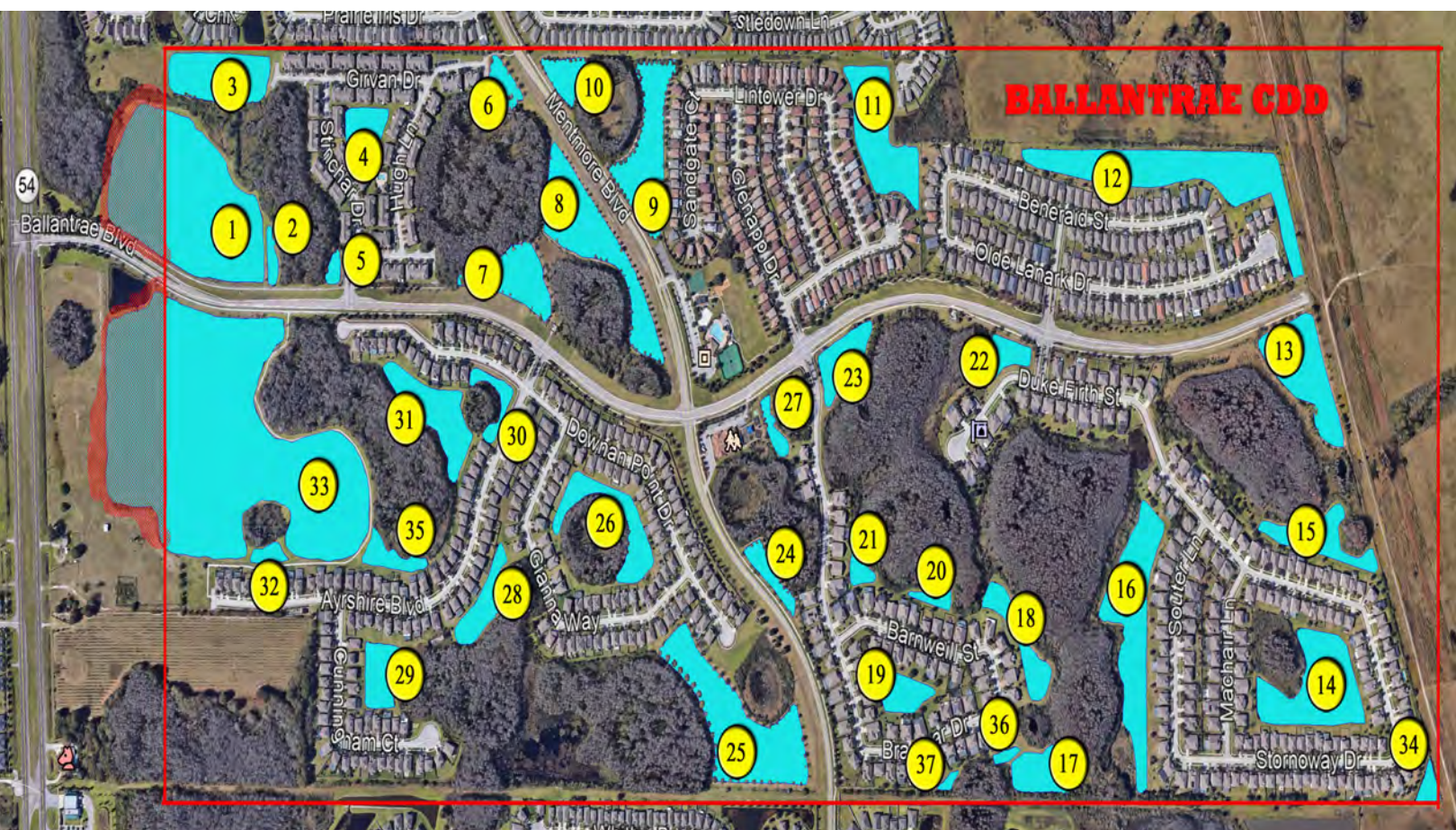


EXHIBIT 5



Ballantrae CDD Conservation

Joe Hamilton

12/8/2020 12:38 PM

Steadfast Environmental
30435 Commerce Drive Suite 102
San Antonio, FL 33576
813-836-7940 | office@SteadfastEnv.com



Site: 10



Comments:
Although beneficial re-growth is occurring, Technicians are working to carefully target new growth of invasive vegetation such as Ceaserweed & Primrose Willow.



Site: 9



Comments:
Encouragement of new Fern growth is beginning to take effect in several areas of Conservation Site #9. Technicians are focusing on encouraging propagation of natives while targeting new invasive growth.



Site: 2



Portions of Conservation site #2 are exactly what we want to see throughout all 14 sites within the community. Low lying grasses & ferns. Technicians are still working to keep this area controlled and maintained against invasive species growth.

Site: 3



Comments:

Photos of Conservation site #3 display new beneficial growth that was previously unobtainable. A majority of new growth observed is Cordgrass, Sawgrass and Ferns.



Site: 4



Outflow structure is clear of debris and vegetation. Propagation of Ferns is being encouraged along the entirety of the perimeter, most notably the western side of the conservation.

Site: 5



Conservation site #5 isn't displaying the re-growth we are seeing at other sites within Ballantrae. However, ornamental grasses are beginning to work inward toward the conservation.

Site: 6



Conservation site #6 remains roughly 50% barren. As mentioned in the November inspection report, we would recommend a seed and mulch application at site #6 to speed up the regrowth and coverage process.

Site: 11



Conservation Site #11 is partially shaded, with reduced sunlight during this time of year it can be difficult for native plants to thrive, along the southern perimeter we are observing some native regrowth.

Site: 12



Minimal regrowth observed during the December inspection. Technicians on-site will continue to practice spot treatments only for new invasive re-growth.



Site: 14



Fern growth beyond the Cypress trees is current being encouraged to propagate outwards toward the sod line. Though the progress has been slow, it remains steady.





Management Summary

"One small step for Ferns, one giant leap for Ballantrae!" Throughout each conservation site within Ballantrae CDD we are finally starting to see new, beneficial regrowth. This is an excellent sign even as we enter the dry season where we typically would not see much of this vegetation produce life. However, with the native regrowth also comes invasive vegetation which was a focal point of the significantly sized conservation maintenance cutback project.

Technicians on-site have a delicate situation on hand when controlling and maintaining growth within these conservation areas. Ballantrae CDD has spent time, efforts and funds to reduce and eliminate invasive vegetation growth from the conservation buffers as a best management practice. It is the responsibility of the vendor who is controlling and maintaining these areas to ensure we protect that investment. Many of these areas did not become overgrown overnight, and will not be beautified overnight.

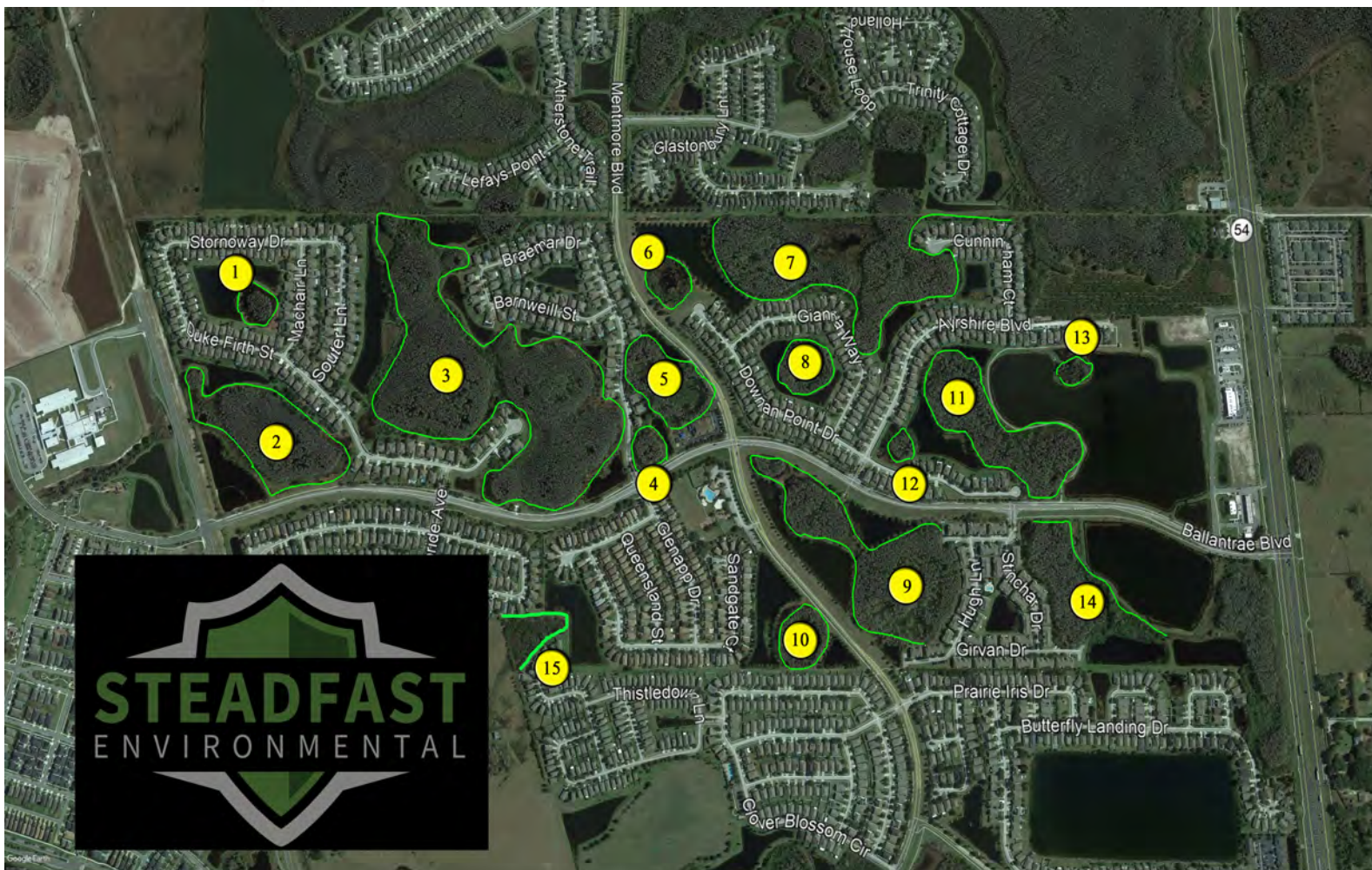
With this in mind, technicians have to be cautious and balance what vegetation is being treated while doing their very best to avoid collateral damage among desirable species. Native beneficial plant species and new invasive re-growth are emerging simultaneously. An area of conservation may flourish and appear green one day, and dead the next. This is due to the type of vegetation that is being targeted, we need to work on eliminating the invasive growth while encouraging native, low lying species. If the vegetation is targeted, sprayed and appears dying, it was part of the original issue that lead to community wide cutbacks. Our responsibility is to avoid that process ever again.

Now the good news. We are starting to see fruits of our labor paying off. By no means are we boasting, however it is a milestone in the project that quite frankly is long overdue. Low lying ferns, Cordgrasses, Sawgrass and other various native plants are finally beginning to take up root space previously utilized by non-native, invasive plant species. The future of these areas is exciting, further monitoring coupled with necessary spot spraying methodology will continue this upward trend.

Recommendations / Action Items

- Seed & Mulch for Conservation Site #6.

I'd like to discuss this option at the December meeting to obtain thoughts and opinions to enhance the functionality & aesthetics of the area.



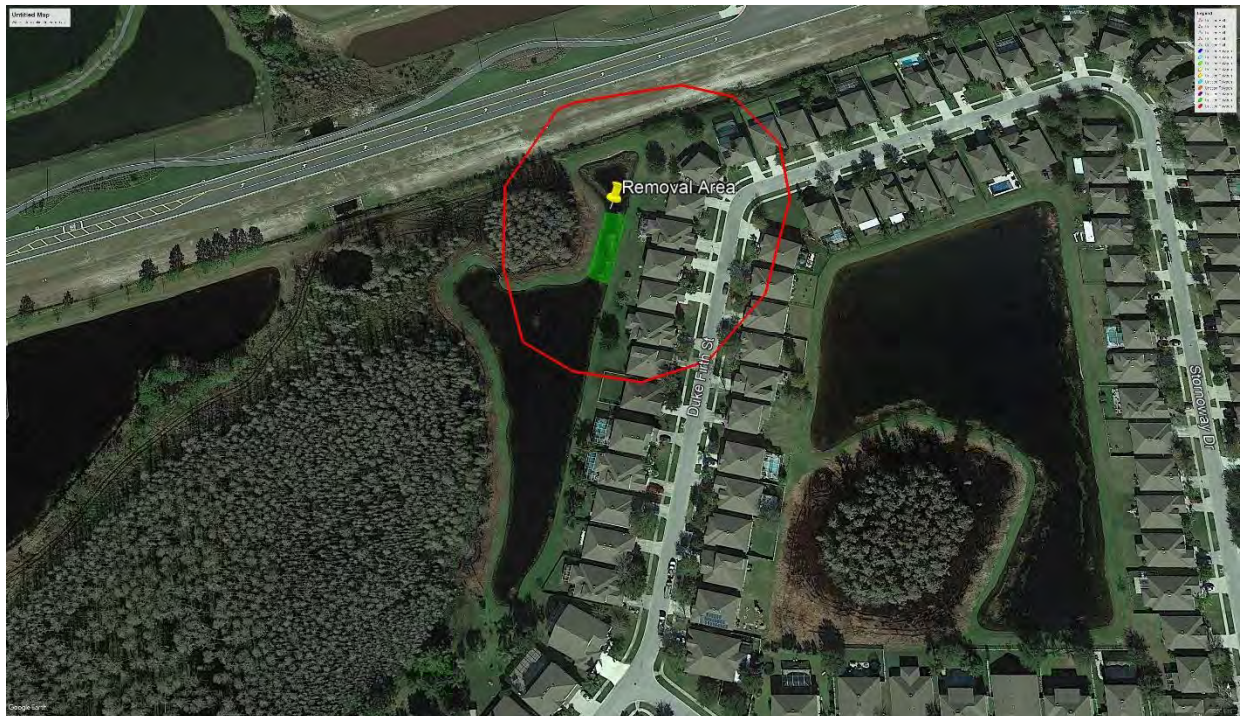
Steadfast Environmental, LLC
30435 Commerce Drive Suite 102
San Antonio, FL 33576
813-836-7940 | office@SteadfastAlliance.com

EXHIBIT 6



Club Rush growth within pond #15 has been a topic of resident questions. As your Aquatic and Conservation service provider, it is our due diligence to ensure that we properly observe and diagnose best management practices in addition to providing you with solutions to these issues.

It is our recommendation that 3400 square feet of the Club Rush be removed to better manage the growth and propagation around the waterway. There is a small channel that connects two larger portions of the waterway, it is important for functionality purposes that this remain more open for flow than it's current state would show.



Following the removal, this area must be targeted with herbicide treatments to prevent future takeovers of this magnitude.

Additional cost to District; None



Regarding pond #26, residents have complained that Club Rush is propagating too far along the Conservation side of the pond. We suggest this encroachment be managed by herbicide treatment to remove half of the 11,000 square feet indicated on the map below on the conservation side of the pond. There is no concern about erosion of the pond bank along the “wild” or conservation side of the pond. In addition to the treatment of Club Rush along the wild side, on-site technicians will also target invasive Torpedograss growth as well as Brazilian Pepper growth that is found encroaching into open water.

Additional cost to District; None



-Joe Hamilton, Steadfast Environmental LLC

EXHIBIT 7



Duke Firth St

Machair Ln

Stormoway Way

Souter Ln

Ballantree Blvd

Duke Firth St

Castleway Dr

Olde Lanark Dr

Bengard St

Area In Question

Pond 16 (for reference)







EXHIBIT 8

1 **MINUTES OF MEETING**

2 **BALLANTRAE**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Ballantrae Community Development
5 District was held on Wednesday, November 18, 2020 at 6:30 p.m., at 17611 Mentmore Blvd., Land
6 O'Lakes, Florida.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Thibault called the meeting to order and Mr. Fleteau conducted roll call.

9 Present and constituting a quorum were:

10 James Fleteau	Board Supervisor, Chairman
11 Richard Levy	Board Supervisor, Vice Chairman
12 Tony Thomas	Board Supervisor, Assistant Secretary
13 Chris Milano	Board Supervisor, Assistant Secretary

14 Also present were:

15 Patricia Thibault	District Manager, DPGF Management & Consulting
16 Garry Kubler	Maintenance Supervisor
17 Joe Hamilton (<i>via phone</i>)	Steadfast Environmental
18 Brian Mahar	Yellowstone Landscape

19 *The following is a summary of the discussions and actions taken at the November 18, 2020 Ballantrae CDD*
20 *Board of Supervisors Regular Meeting.*

21 **SECOND ORDER OF BUSINESS – Audience Comments**

22 There being none, the next item followed.

23 **THIRD ORDER OF BUSINESS – Exhibit 1: Discussion of Vacant Seat 5**

24 On a MOTION by Mr. Levy, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board approved
25 appointing Steve Bobick to fill the vacancy in Seat 5 of the Board of Supervisors for the Ballantrae
26 Community Development District.

27 **FOURTH ORDER OF BUSINESS – Exhibit 2: Consideration and Adoption of Resolution 2021-01,**
28 **Designating Officers**

29 On a MOTION by Mr. Levy, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board approved
30 for Mr. Fleteau to continue serving as Chairman for the Ballantrae Community Development District.

31
32 On a MOTION by Mr. Fleteau, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board approved
33 for Mr. Levy to continue serving as Vice Chairman for the Ballantrae Community Development District.

34 Mr. Fleteau stated that the remaining Supervisors would be appointed as Assistant Secretaries. Ms.
35 Thibault added that Ms. Leger would be her Assistant Secretary for the District.

36 On a MOTION by Mr. Levy, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board adopted
37 **Resolution 2021-01**, Designating Officers for the Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS – Discussion of Resident Safety and Amenities Reopening

The Board discussed reopening all amenities and potential changes to the scope of monitoring. Mr. Plateau additionally noted an explanation from District Counsel regarding waivers. Ms. Thibault gave an overview of proposed precautions.

On a MOTION by Mr. Milano, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved reopening all amenities for the Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS – Professional Reports

A. District Counsel

➤ Discussion of Splash Pad Project

District Counsel was not present to provide a report.

B. Exhibit 3: Yellowstone Landscape Report

Mr. Plateau requested the Supervisors to review reports prior to meetings.

C. DPFPG November Field Operations Report

D. District Engineer

E. Steadfast Environmental

➤ Exhibit 4: Aquatics Inspection Report

➤ Exhibit 5: Conservation Inspection Report

➤ Update on Dead and Declining Trees

The Board requested for Mr. Hamilton to perform an analysis of the pond on the maintenance map, to be presented at the next meeting.

SEVENTH ORDER OF BUSINESS – Administrative Matters

A. Exhibit 6: Consideration of the Regular Meeting Minutes – October 28, 2020

Mr. Plateau indicated that the minutes documented a request for a list of projects, and reiterated this request to Mr. Hamilton.

On a MOTION by Mr. Levy, SECONDED by Mr. Milano, WITH ALL IN FAVOR, the Board approved the October 28, 2020 regular meeting minutes, for the Ballantrae Community Development District.

B. Exhibit 7: Acceptance of the Unaudited October Financial Statements

On a MOTION by Mr. Levy, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board accepted the Unaudited October Financial Statements, for the Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS – Business Matters

A. New Business

➤ Exhibit 8: Consideration of Yellowstone Proposals

- a. 2020 Annual Winter Rotation - \$3,561.58

On a MOTION by Mr. Levy, SECONDED by Mr. Thomas, WITH ALL IN FAVOR, the Board approved the Yellowstone 2020 Annual Winter Rotation Proposal, in the amount of \$3,561.58, for the Ballantrae Community Development District.

b. Entry Sod Replacement - \$398.65

Mr. Mahar indicated that this would be for the median. Mr. Flateau questioned whether the area would be affected by planned construction, stating that he believed the work would begin around January 2021.

On a MOTION by Mr. Milano, SECONDED by Mr. Levy, WITH ALL IN FAVOR, the Board approved the Yellowstone Entry Sod Replacement Proposal, in the amount of \$398.65, pending Chair confirming with the construction company that the construction would not start for at least six months, for the Ballantrae Community Development District.

B. Old Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS – Staff Reports

A. District Manager

Ms. Thibault indicated that she would be bringing the rollover budget numbers to the next meeting, and commented on COVID-19 statistics.

B. Maintenance Supervisor

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Supervisors Requests

The Board discussed resident emails, as well as two sidewalks for which Mr. Flateau had contacted the County regarding repairs.

NINTH ORDER OF BUSINESS – Audience Comments on Other Items

There being none, the next item followed.

TENTH ORDER OF BUSINESS – Adjournment

Mr. Flateau asked for final questions, comments, or corrections before requesting a motion to adjourn 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.

BALLANTRAE EXPENDITURE APPROVALS FOR THE MONTH OF NOVEMBER 2020

Line Item No.	Line Title	Description	Vendor	Amount
Line 58	Landscape Secondary Contracts	Winter Annuals	Yellowstone Landscape	\$3,561.58
Line 63	Sod & Seed Replacement	Entry Sod Replacement	Yellowstone Landscape	\$398.65 (pending)

**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 _____.

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 9

Ballantrae Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2020

BALLANTRAE CDD

Financial Report Summary - General Fund

As of November 30, 2020

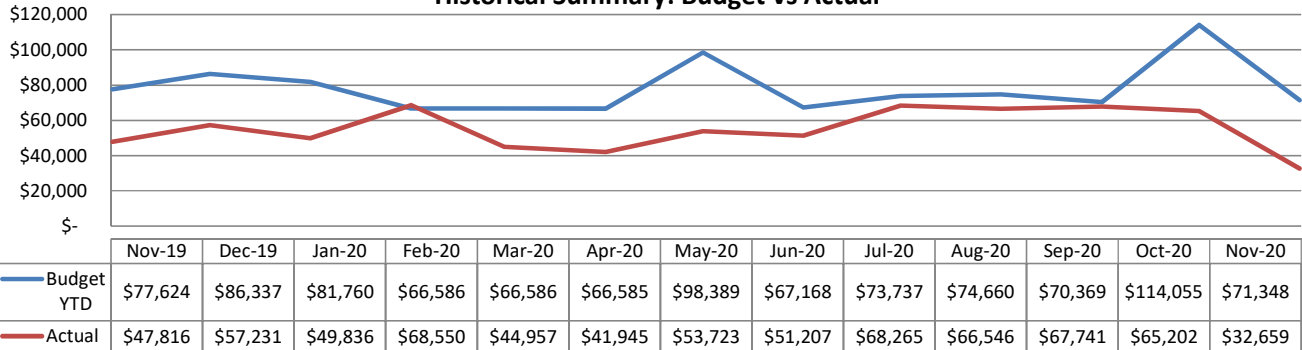
a. FUND BALANCE:

For The Period Ending	11/30/2019 Actual	11/30/2020 Actual	Variance
CASH OPER. ACCT	\$ 503,513	\$ 329,336	\$ (174,177)
CASH DEBIT CARD	1,396	923	(473)
INVESTMENTS	-	-	-
LESS: ACCOUNTS PAYABLE	1,642	1,690	48
DUE TO OTHER FUNDS	126,424	2,408	(124,016)
NET CASH BALANCE	\$ 376,843	\$ 326,161	\$ (174,225)
UNRESERVED GF BALANCE (UN-ASSIGNED)	\$ 384,811	\$ 325,104	\$ (59,707)
NONSPENDABLE PREPAID ITEM	158	1,150	992
RESERVE GF BALANCE (ASSIGNED) - OPERATIONS	-	-	-
TOTAL GENERAL FUND BALANCE	\$ 384,969	\$ 326,254	\$ (58,715)

b. REVENUE AND EXPENDITURES (FY 2021 YTD):

% TAX ASSESSMENTS COLLECTED	0% ACTUAL YEAR-TO-DATE	BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
TOTAL REVENUE (YTD) COLLECTED	\$ -	\$ -	\$ -
EXPEND. (YTD) BEFORE OTHER SOURCES & USES	(97,861)	(185,403)	87,542
NET OPERATING CHANGE	\$ (97,861)	\$ (185,403)	\$ 87,542

Historical Summary: Budget vs Actual



Ballantrae CDD
Balance Sheet
November 30, 2020

	GENERAL FUND	RESERVE FUND	DS-2015 FUND	TOTAL
1 ASSETS:				
2 CASH - OPERATING ACCTS	\$ 329,336	-	-	\$ 329,336
4 CASH - DEBIT CARD BU	923	-	-	923
6 INVESTMENTS:				
8 ASSET RESERVE	-	391,626	-	391,626
9 EMERGENCY RESERVE	-	94,595	-	94,595
10 PARK DEVELOPMENT	-	1,014,972	-	1,014,972
11 BILL PAYMENT RESERVE	-	153,739	-	153,739
13 REVENUE-SERIES 2015	-	-	52,638	52,638
14 RESERVE-SERIES 2015	-	-	222,968	222,968
15 PREPAYMENT-SERIES 2015	-	-	2,348	2,348
16 ACCOUNTS RECEIVABLE	93	-	-	93
17 ASSESSMENTS RECEIVABLE -ON ROLL	1,024,660	-	557,421	1,582,081
18 DUE FROM OTHER FUNDS	-	-	2,408	2,408
19 DEPOSITS	1,150	-	-	1,150
20 PREPAID ITEMS	-	-	-	-
21 TOTAL ASSETS	\$ 1,356,162	\$ 1,654,932	\$ 837,784	\$ 3,848,878
22				
23 LIABILITIES:				
24 ACCOUNTS PAYABLE	\$ 1,690	\$ -	\$ -	\$ 1,690
26 DUE TO DEBT SERVICE	2,408	-	-	2,408
27 ACCRUED EXPENSES	-	-	-	-
28 DEFERRED REVENUE ON-ROLL	1,024,660	-	557,421	1,582,081
29				
30 FUND BALANCE:				
31 NON SPENDABLE (Deposits & Prepaid)	1,150	-	-	1,150
32				
33 ASSIGNED	-	1,654,932	280,363	1,935,295
34 UNASSIGNED	326,254	-	-	326,254
36 TOTAL LIABILITIES & FUND BALANCE	\$ 1,356,162	\$ 1,654,932	\$ 837,784	\$ 3,848,878

Ballantrae CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2020 Ending November 30, 2020

	FY 2021 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE Amended vs Actual YTD (Left to Spend)	VARIANCE YTD vs Actual YTD FAV (UNFAV)
1 O&M REVENUES:					
2 LANDOWNER ASSESSMENTS (NET)	\$ 1,024,660	-	\$ -	\$ 1,024,660	\$ -
3 EXCESS FEES CARRYFORWARD PREVIOUS YEARS	2,812	-	-	(2,812)	-
4 CARRYOVER FROM PREVIOUS YEARS (FUND BALANCE FORWARD)	175,000	-	-	(175,000)	-
5 OTHER INCOME (Access Cards & Misc)	-	-	-	-	-
6 TRANSFER IN FROM RESERVE FUNDS	-	-	-	-	-
7 TOTAL REVENUE	1,202,472	-	-	846,848	-
9 O&M ADMINISTRATIVE EXPENDITURES:					
10 BOARD OF SUPERVISORS					
11 SUPERVISOR STIPENDS	14,000	2,333	600	13,400	1,733
12 NEWSLETTER - BIMONTHLY PRINT & MAILING	10,000	1,667	5	9,995	1,662
13 WEBSITE SERVER & NAME	1,650	1,515	1,515	135	-
14 PUBLIC OFFICIALS LIABILITY INSURANCE	3,369	2,691	2,691	678	-
15 MANAGEMENT SERVICES					
16 ADMINISTRATIVE SERVICES	-	-	-	-	-
17 DISTRICT MANAGEMENT	58,500	9,750	10,471	48,029	(721)
18 FINANCIAL CONSULTING SERVICES	-	-	-	-	-
19 ACCOUNTING SERVICES	-	-	-	-	-
20 ENGINEERING & LEGAL SERVICES					
21 DISTRICT ENGINEER	18,000	4,178	4,178	13,822	-
22 DISTRICT COUNSEL	17,300	2,883	510	16,790	2,373
ADMINISTRATIVE: OTHER					
24 ANNUAL FINANCIAL AUDIT	3,800	633	-	3,800	633
25 DISCLOSURE REPORT	-	-	-	-	-
26 TRUSTEES FEES	3,772	629	-	3,772	629
27 PROPERTY APPRAISER FEE	150	25	-	150	25
28 LEGAL ADVERTISING	750	125	-	750	125
29 ARBITRAGE REBATE CALCULATION	650	108	-	650	108
30 DUES: LICENSES AND FEES	1,200	175	175	1,025	-
31 COMPLIANCE WITH ADA	2,480	413	-	2,480	413
32 ADMINISTRATIVE CONTINGENCY	5,000	833	144	4,856	689
33 O&M ADMINISTRATIVE SUBTOTAL:	140,621	27,959	20,289	120,332	7,671
35 INSURANCE					
36 GENERAL LIABILITY	3,256	3,108	3,108	(148)	-
37 PROPERTY CASUALTY	14,746	14,746	15,265	519	(519)
38 TOTAL INSURANCE	18,002	17,854	18,373	371	(519)
40 UTILITY SERVICES					
41 ELECTRIC UTILITY SERVICES	23,000	3,833	1,881	21,119	1,953
42 ELECTRIC UTILITY - RECREATION FACILITIES	15,000	2,500	779	14,221	1,721
43 ELECTRIC STREET LIGHTING	103,500	17,250	8,479	95,021	8,771
44 UTILITY - WATER - CLUBHOUSE & POOLS	14,000	2,333	773	13,227	1,561
45 STORMWATER ASSESSMENT	2,200	367	-	2,200	367
46 TOTAL UTILITY SERVICES	157,700	26,283	11,912	145,788	14,372
48 LAKES/PONDS & LANDSCAPE					
49 LAKES/PONDS: CONTRACTS					
50 AQUATIC CONTRACT	34,622	5,770	9,146	25,476	(3,376)
51 WETLAND BUFFER SPRAY CONTRACT	20,256	3,376	-	20,256	3,376
52 LAKES/PONDS: OTHER					
53 FOUNTAIN REPAIRS & MAINTENANCE	3,000	500	7	2,993	493
54 MITIGATION AREAS: MONITOR & MAINTAIN	1,500	250	-	1,500	250
55 LAKE/POND REPAIRS	10,000	1,667	-	10,000	1,667
56 INSTALL/REPLACE AQUATIC PLANTS	5,000	833	-	5,000	833
57 LANDSCAPING: CONTRACTS					
58 LANDSCAPE MAINTENANCE CONTRACT	144,240	24,040	-	144,240	24,040
59 LANDSCAPE SECONDARY CONTRACT	31,212	5,202	-	31,212	5,202
60 LANDSCAPE OVERSIGHT/MGMT	-	-	-	-	-
61 LANDSCAPING: OTHER					
62 IRRIGATION REPAIRS AND MAINTENANCE	14,000	2,333	-	14,000	2,333
63 REPLACE PLANTS, MULCH & TREES	40,000	6,667	-	40,000	6,667
64 SOD & SEED REPLACEMENT	10,000	1,667	-	10,000	1,667
65 LANDSCAPE ENHANCEMENT	-	-	-	-	-
66 EXTRA MOWINGS DURING RAINY SEASON	5,000	833	-	5,000	833
67 RUST PREVENTION FOR IRRIGATION SYSTEM	10,380	1,730	1,730	8,650	-
68 FIELD MISCELLANEOUS (INCLUSIVE OF TRAPPER)	13,000	2,167	448	12,552	1,719
69 LAKES/PONDS & LANDSCAPE TOTAL	342,210	57,035	11,331	330,879	45,704
71 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS					
72 STREETS & SIDEWALKS					
73 ENTRY & WALLS MAINTENANCE	2,000	333	250	1,750	83
74 STREET/DECORATIVE LIGHT MAINTENANCE	1,000	167	-	1,000	167
75 SIDEWALK REPAIR & MAINTENANCE	1,500	250	-	1,500	250
76 MAINTENANCE STAFF					
77 EMPLOYEE - SALARIES	83,890	10,432	10,432	73,458	-
78 EMPLOYEE - P/R TAXES	7,171	1,153	1,153	6,018	-
79 EMPLOYEE - WORKERS COMP	3,654	2,966	2,966	688	-
80 PAYROLL FEES	1,900	317	196	1,704	121
81 EMPLOYEE- HEALTH & PHONE STIPENDS	9,600	1,640	1,640	7,960	-
82 MILEAGE	1,100	183	61	1,039	122
83 STREETS, SIDEWALKS, MAINTENANCE & OPERATIONS SUBTOTAL	111,815	17,442	16,699	95,116	743
85 CLUBHOUSE & SAFETY & SECURITY					

Ballantrae CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2020 Ending November 30, 2020

	FY 2021 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE Amended vs Actual YTD (Left to Spend)	VARIANCE YTD vs Actual YTD FAV (UNFAV)
86 CLUBHOUSE & MISCELLANEOUS					
87 PARK/FIELD REPAIRS	7,200	1,200	192	7,008	1,008
88 CLUBHOUSE FACILITY MAINTENANCE	9,000	1,051	1,051	7,949	-
89 CLUBHOUSE TELEPHONE/INTERNET/FAX	4,200	372	372	3,828	-
90 MISCELLANEOUS SUPPLIES (Inclusive of Debit Card)	3,500	583	-	3,500	583
91 POOL/FOUNTAIN/SPLASH PAD MAINTENANCE	10,000	1,667	1,369	8,631	298
92 POOL PERMITS	750	125	-	750	125
93 SEASONAL LIGHTING	20,000	8,050	8,050	11,950	-
94 PEST CONTROL	520	87	40	480	47
95 CLUBHOUSE EXTERIOR FURNISHINGS	-	-	-	-	-
96 CLUBHOUSE CLEANING	-	-	-	-	-
97 CLUBHOUSE MISCELLANEOUS	7,500	1,250	97	7,403	1,153
98 SAFETY & SECURITY					
99 PART-TIME LAW ENFORCEMENT DETAILS	50,000	8,333	4,960	45,040	3,373
100 SALARY FOR SUMMER MONITOR AT BOTH POOLS	23,500	2,167	2,758	20,742	(591)
101 EMPLOYEE PAYROLL TAXES	2,000	333	-	2,000	333
102 EMPLOYEE WORKER'S COMP	1,300	217	-	1,300	217
103 VIDEO SURVEILLANCE	-	-	-	-	-
104 SECURITY - OTHER (GATE SERVICE)	1,000	369	369	631	-
105 CLUBHOUSE & SAFETY & SECURITY	140,470	25,804	19,257	121,213	6,546
106					
107 O&M CONTINGENCY & CAPITAL PROJECTS					
108 O&M CONTINGENCY	78,155	13,026	-	78,155	13,026
109 ENTRANCES & OTHER PLANT REPLACEMENT	-	-	-	-	-
110 WALL & STRUCTURE PAINTING	-	-	-	-	-
111 INVASIVE & UNDESIRABLE PLANT REMOVAL	-	-	-	-	-
112 TOTAL O&M CONTINGENCY & CAPITAL PROJECTS	78,155	13,026	-	78,155	13,026
113					
114 TOTAL EXPENDITURES BEFORE OTHER FINANCING SOURCES	988,973	185,403	97,861	891,854	87,542
115					
116 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	213,499	(185,403)	(97,861)	1,738,702	87,542
117					
118 OTHER FINANCING SOURCES AND (USES)					
119 RESERVES TRANSFERS OUT-OTHER FINANCING USES					
120 EMERGENCY RESERVE	90,000	-	-	90,000	-
121 ASSET RESERVE	47,500	-	-	47,500	-
122 BILL PAYMENT RESERVE	-	-	-	-	-
123 PARK DEVELOPMENT RESERVE	76,000	-	-	76,000	-
124 TOTAL OTHER FINANCING SOURCES & USES	213,500	-	-	213,500	-
125					
126 O&M TOTAL EXPENDITURES	1,202,473	185,403	97,861	1,105,354	87,542
127					
128 NET CHANGE IN FUND BALANCE	(1)	(185,403)	(97,861)	1,952,202	87,542
129 BEGINNING FUND BALANCE GENERAL FUND (adjusted for FY20)	-	-	425,266	-	425,266
130 LESS FUND BALANCE FORWARD	-	-	-	-	-
131 ENDING FUND BALANCE GENERAL FUND	(1)	(185,403)	327,405	1,952,202	512,808
132 ENDING FUND BALANCE - RESERVE FUND (Stmnt 2)	1,710,380	-	-	-	-
133 TOTAL FUND BALANCE - GENERAL & RESERVE FUNDS					
134 ADJUSTED FUND BALANCE	\$ 1,710,379	\$ (185,403)	\$ 327,404	\$ 1,952,202	\$ 512,808

Ballantrae CDD
Reserve Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2020 Ending November 30, 2020

	FY 2021 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
INTEREST REVENUE				
MMK - PARK DEVELOPMENT (interest)	\$ -	-	\$ 169	\$ 169
MMK - ASSET RESERVE (interest)	-	-	65	65
MMK - EMERGENCY RESERVE (interest)	-	-	16	16
MMK - BILL PAYMENT RESERVE (interest)	-	-	26	26
INTEREST EARNINGS	-	-	-	-
TOTAL REVENUE	-	-	276	276
RESERVES EXPENDITURES				
EMERGENCY RESERVE	-	-	-	-
ASSET RESERVE	-	-	-	-
PARK DEVELOPMENT RESERVE	-	-	-	-
PROJECTS (Contingency)	-	-	-	-
TOTAL RESERVES EXPENDITURES	-	-	-	-
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	-	276	276
OTHER FINANCING SOURCES				
TRANSFER IN - PARK DEVELOPMENT	76,000	-	-	-
TRANSFER IN (OUT) - ASSET RESERVE	47,500	-	-	-
TRANSFER IN (OUT) - EMERGENCY RESERVE	90,000	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	213,500	-	-	-
NET CHANGE IN FUND BALANCE	213,500	-	276	276
FUND BALANCE - BEGINNING	-	-	1,654,657	1,654,657
FUND BALANCE - ENDING	\$ 213,500	\$ -	\$ 1,654,933	\$ 1,654,933

	FY 2018 Adopted	Total FY 2018 (includes interest)	FY 2019 ADOPTED	FY 2019 PROPOSED AMENDED	FY 2019 ADOPTED AMENDED	FY 2020 ADOPTED	FY 2021 ADOPTED
RESERVE BALANCE SUMMARY							
PARK DEVELOPMENT	175,000	787,486	175,000	-	962,486	1,038,486	76,000
ASSET RESERVE	41,878	397,872	46,600	(55,204)	389,268	436,768	47,500
EMERGENCY RESERVE	-	227,660	20,000	(145,254)	102,406	192,406	90,000
BILL PAYMENT RESERVE	-	151,206	-	-	151,206	151,206	-
TOTALS	216,878	1,564,224	241,600	(200,458)	1,605,366	1,818,866	213,500

Ballantrae CDD
Debt Service Fund -Series 2015
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Beginning October 1, 2020 Ending November 30, 2020

	FY 2021 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
ASSESSMENT - ON-ROLL	\$ 557,421	-	\$ -	\$ -
ASSESSMENT DISCOUNTS	-	-	-	-
LOT CLOSINGS	-	-	-	-
INTEREST EARNINGS	-	-	12	12
TOTAL REVENUE	557,421	-	12	12
EXPENDITURES				
INTEREST NOV 2021	-	-	114,836	(114,836)
INTEREST MAY 2021	112,964	-	-	-
INTEREST NOV 2021	108,881	-	-	-
PRINCIPAL RETIREMENT MAY 2021	335,000	-	-	-
PRINCIPAL PREPAYMENT	-	-	5,000	5,000
TOTAL CONTINGENCY	556,845	-	119,836	5,000
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	576.00	-	(119,824)	5,012
OTHER FINANCING SOURCES				
TRANSFER-IN	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
NET CHANGE IN FUND BALANCE	576	-	(119,824)	5,012
FUND BALANCE - BEGINNING	-	-	400,187	400,187
FUND BALANCE - ENDING	\$ 576	\$ -	\$ 280,363	\$ 405,199

Ballantrae CDD
Bank Reconciliation
November 30, 2020

	8417 BU Acct	HB Acct	Consolidated Oper accts
Balance Per Bank Statement	\$ 400.53	\$ 328,935.35	\$ 329,335.88
Less: Outstanding Checks	-	-	-
<i>Adjusted Bank Balance</i>	<u>\$ 400.53</u>	<u>\$ 328,935.35</u>	<u>\$ 329,335.88</u>
Beginning Cash Balance Per Books	\$ 472.53	\$ 361,068.06	\$ 361,540.59
Deposits / Transfer	-	6,836.00	6,836.00
Transfer From to Debit Card	-	-	-
Cash Disbursements	(72.00)	(38,968.71)	(39,040.71)
<i>Balance Per Books</i>	<u>\$ 400.53</u>	<u>\$ 328,935.35</u>	<u>\$ 329,335.88</u>

BALLANTRAE CDD
Check Register
FY2021

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	HB Acct Balance
09/30/2020		EOM Balance Hancock Bank		0.00	106,523.70	430,928.98
10/02/2020	ACH100220	Bright House Networks	9/12 - 10/11 - Internet/Phone - 17611 Mentmore Blvd		351.94	430,577.04
10/06/2020	2212	DLTD Solutions Inc.	Admin Fee - September 25,26,27,29		280.00	430,297.04
10/06/2020	2213	Douglas Guy	Admin Fee - September 25, 29 October 1,3,5		1,120.00	429,177.04
10/06/2020	2214	Duke Energy	9/1 - 10/1 17835 State Rd 54		8,479.22	420,697.82
10/06/2020	2215	Egis Insurance Risk Advisors	Workers Comp #WC100120657 10/1/20 - 10/1/2021		2,966.19	417,731.63
10/06/2020	2216	Gary L. Kubler	Reimbursement for invoices paid with personal CC		256.10	417,475.53
10/06/2020	2217	Innersync	Web Hosting & ADA Compliance		1,515.00	415,960.53
10/06/2020	2218	Poolsure	Pool Maint - Oct		520.74	415,439.79
10/06/2020	2219	Stantec Consulting Services, Inc.	Engineering Svcs thru 9/18/20		3,932.00	411,507.79
10/06/2020	2220	Steadfast Environmental, LLC	Lake & Pond Maint - October		4,573.15	406,934.64
10/06/2020	2221	Stephen Glen Dachs	Security September 27		360.00	406,574.64
10/06/2020	2222	Suncoast Rust Control, Inc	Rust Prevention - September		865.00	405,709.64
10/06/2020	2223	Tropicare Termite and Pest Control	Pest Control - September		40.00	405,669.64
10/06/2020	2224	William McLaughlin	Security -September 26		360.00	405,309.64
10/09/2020	2225	Egis Insurance Risk Advisors	Insurance - Renewal 2021		21,064.00	384,245.64
10/09/2020	10092020DD	Louis G Falcon	9/21 - 10/4 - Pool Monitor		304.76	383,940.88
10/09/2020	10092020DD	Gary L. Kubler	9/21 - 10/4		1,541.81	382,399.07
10/09/2020	10092020DD	Michael Obanion	9/21 - 10/4		706.49	381,692.58
10/09/2020	10092020DD	Dustin J Smith	9/21 - 10/4		1,456.31	380,236.27
10/09/2020	10092020DD	Anthony Vadalabene	9/21 - 10/4		721.11	379,515.16
10/09/2020	10092020DD	Kristy R. Kirk	9/21 - 10/4 - Pool Monitor		147.76	379,367.40
10/09/2020	38	Richard Levy	BOS Mtg. - 9/23		200.00	379,167.40
10/09/2020	39	Christopher Milano	BOS Mtg. - 9/23		200.00	378,967.40
10/09/2020	10092020DD	Cecilio A. Thomas Jr.	BOS Mtg. - 9/23		200.00	378,767.40
10/09/2020	10092020DD	Dustin J Smith	Overtime pay		123.60	378,643.80
10/09/2020	10092020ACH	Innovative Employer Solutions	9/21 - 10/4		1,279.25	377,364.55
10/09/2020	10092020ACH	Innovative Employer Solutions	9/21 - 10/4 overtime		126.45	377,238.10
10/12/2020	10092020DD	James Plateau	BOS Mtg. - 9/23		200.00	377,038.10
10/12/2020	2226	Illuminations Holiday Lighting	Holiday Lighting 50% deposit		8,050.00	368,988.10
10/20/2020	10202020ACH	Duke Energy	8/27 - 9/28 17524 Hugh Ln		177.20	368,810.90
10/20/2020	10202020ACH	Duke Energy	8/27 - 9/28/ - 17611 Mentmore Blvd Rec Bldg		941.58	367,869.32
10/20/2020	10202020ACH	Duke Energy	8/27 - 9/28 - 3633 Duke Firth St Entry Lite		32.27	367,837.05
10/20/2020	10202020ACH	Duke Energy	8/27 - 9/28 - 17700 Glennapp Dr Entry Tower		30.71	367,806.34
10/20/2020	10202020ACH	Duke Energy	8/27 - 9/28 2800 Ballentrae Blvd Pump Pond		1,143.08	366,663.26
10/20/2020	10202020ACH	Duke Energy	8/27 - 9/28 17650 Ayshire Blvd Entry Tower		25.28	366,637.98
10/20/2020	10202020ACH	Duke Energy	8/27 - 9/28 - 3542 Ballantrae Blvd Well Pump		60.71	366,577.27
10/20/2020	10202020ACH	Duke Energy	8/27 - 9/28 - 17626 Glenapp Dr Irr		24.64	366,552.63
10/20/2020	10202020ACH	Duke Energy	8/27 - 9/28 2500 Ballantrae Blvd Lite Entrance		94.66	366,457.97
10/20/2020	10202020ACH	Duke Energy	8/27 - 9/28 3643 Duke Firth Street Irrigation		15.66	366,442.91
10/20/2020	10202020ACH	Duke Energy	8/27 - 9/28 17600 Stinchar Dr Entry Tower		88.47	366,354.44
10/20/2020	10202020ACH	Duke Energy	8/27 - 9/28 3351 Downan Point Dr Well		28.43	366,326.01
10/20/2020	10202020ACH	Duke Energy	8/27 - 9/28 - 2131 Ballantrae Blvd Irr		77.12	366,248.89
10/22/2020	10222020ACH	Pasco County Utilities Services Branch	10/1 - 10/31 - Email		88.53	366,160.36
10/22/2020	10222020ACH	Pasco County Utilities Services Branch	8/19 - 9/18 Ballentrae & Mentore		237.90	365,922.46
10/23/2020	10232020DD	Louis G Falcon	10/5 - 10/18 - Pool Monitor		124.67	365,797.79
10/23/2020	10232020DD	Kristy R. Kirk	10/5 - 10/18 - Pool Monitor		147.76	365,650.03
10/23/2020	10232020DD	Gary L. Kubler	10/5 - 10/18		1,238.38	364,411.65
10/23/2020	10232020DD	Michael Obanion	10/5 - 10/18 - Pool Monitor		706.49	363,705.16
10/23/2020	10232020DD	Dustin J Smith	10/5 - 10/18		930.17	362,774.99
10/23/2020	10232020DD	Anthony Vadalabene	10/5 - 10/18 -		721.11	362,053.88
10/23/2020	10232020ACH	Innovative Employer Solutions	10/5 - 10/18		985.82	361,068.06
10/31/2020		EOM Balance Hancock Bank		0.00	69,860.92	361,068.06
11/03/2020		Pasco County Tax Collector	Deposit	6,836.00		367,904.06
11/03/2020	2227	DCSI, Inc	Access/Gate		369.00	367,535.06
11/03/2020	2228	DLTD Solutions Inc.	Admin Fee - October 13,17,19,24,25,27,31		280.00	367,255.06
11/03/2020	2229	Douglas Guy	October 17,24,34		960.00	366,295.06
11/03/2020	2230	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - October		4,875.00	361,420.06
11/03/2020	2231	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing Fee FY 2021		175.00	361,245.06
11/03/2020	2232	GPS Pools Inc	white suction cover		269.00	360,976.06
11/03/2020	2233	Poolsure	Pool Maint - Sept		520.74	360,455.32
11/03/2020	2234	Stantec Consulting Services, Inc.	Engineering Svcs thru 10/16/20		461.25	359,994.07
11/03/2020	2235	Steadfast Environmental, LLC	Lake & Pond Maint - September		4,573.15	355,420.92
11/03/2020	2236	Stephen Glen Dachs	Security October 13,19,25,27		920.00	354,500.92
11/03/2020	2237	Straley Robin Vericker	Legal Services through 10/15/20		1,020.00	353,480.92
11/03/2020	2238	Suncoast Rust Control, Inc	Rust Prevention - October		865.00	352,615.92
11/06/2020	11062020DD	Kristy R. Kirk	10/19 - 11/1 - Pool Monitor		147.76	352,468.16
11/06/2020	11062020DD	Gary L. Kubler	10/19 - 11/1		1,569.62	350,898.54
11/06/2020	11062020DD	Dustin J Smith	10/19 - 11/1		1,261.40	349,637.14
11/06/2020	11062020DD	Anthony Vadalabene	10/19 - 11/1		443.28	349,193.86
11/06/2020	11062020DD	Michael Obanion	10/19 - 11/1 - Pool Monitor		442.97	348,750.89
11/06/2020	11062020ACH	Innovative Employer Solutions	10/19 - 11/1		1,012.55	347,738.34
11/20/2020	112020ACH	Pasco County Utilities Services Branch	Water		948.39	346,789.95
11/20/2020	112020ACH	Pasco County Utilities Services Branch	9/18 - 10/19 Ballentrae & Mentore		352.71	346,437.24
11/20/2020	2239	Ballantrae HOA	Internet		19.98	346,417.26
11/20/2020	2240	DLTD Solutions Inc.	Admin Fee - November 7,8,14,15		160.00	346,257.26
11/20/2020	2241	Douglas Guy	November 7,14,15		600.00	345,657.26
11/20/2020	2242	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - November		4,875.00	340,782.26
11/20/2020	2243	Duke Energy	Electric		11,331.47	329,450.79
11/20/2020	2244	Himes Electrical Services, Inc	11/9 Service Call no power in equip room		123.35	329,327.44
11/20/2020	2245	Trooper Kiomy Holmes	November 8		200.00	329,127.44
11/20/2020	2246	Welch Tennis Courts, Inc.	Tennis Net		192.09	328,935.35
11/30/2020		EOM Balance Hancock Bank		6,836.00	38,968.71	328,935.35

EXHIBIT 10

Arborist Aboard Inc
8611 Vivian Bass Way
Odessa, FL 33556
Arboristaboard@gmail.com
<http://Arboristaboard.com>



Estimate

ADDRESS

Steadfast Environmental
30435 Commerce Dr
San Antonio, FL 33576

ESTIMATE # 1839

DATE 11/30/2020

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Tree Removal	Ballantrae removals: (203) removals of various species throughout community. Trees sustained herbicide damage and were unable to recover.	203	200.00	40,600.00
	*Locations with tree counts and pictures were emailed for reference. *We estimate 8-10 days for removal completion			
Stump grinding	(203) above stumps	203	50.00	10,150.00
	Grind stump 3"-6" below surface. Stump debris will be leveled and areas ready for grass			
	*We estimate 6-7 days for stump grinding completion. **No tracked machines will be used onsite to process tree debris or grind stumps. All machines will be rubber tire, all wheel steer or articulating. This will greatly reduce turf impacts.			
TOTAL				\$50,750.00

Accepted By

Accepted Date

Ballantrae removals

Tree Quantity: 203

Proposal Value: \$0

November 30, 2020

Proposal #: 196136




Tree Care Service Address/Location
Ballantrae

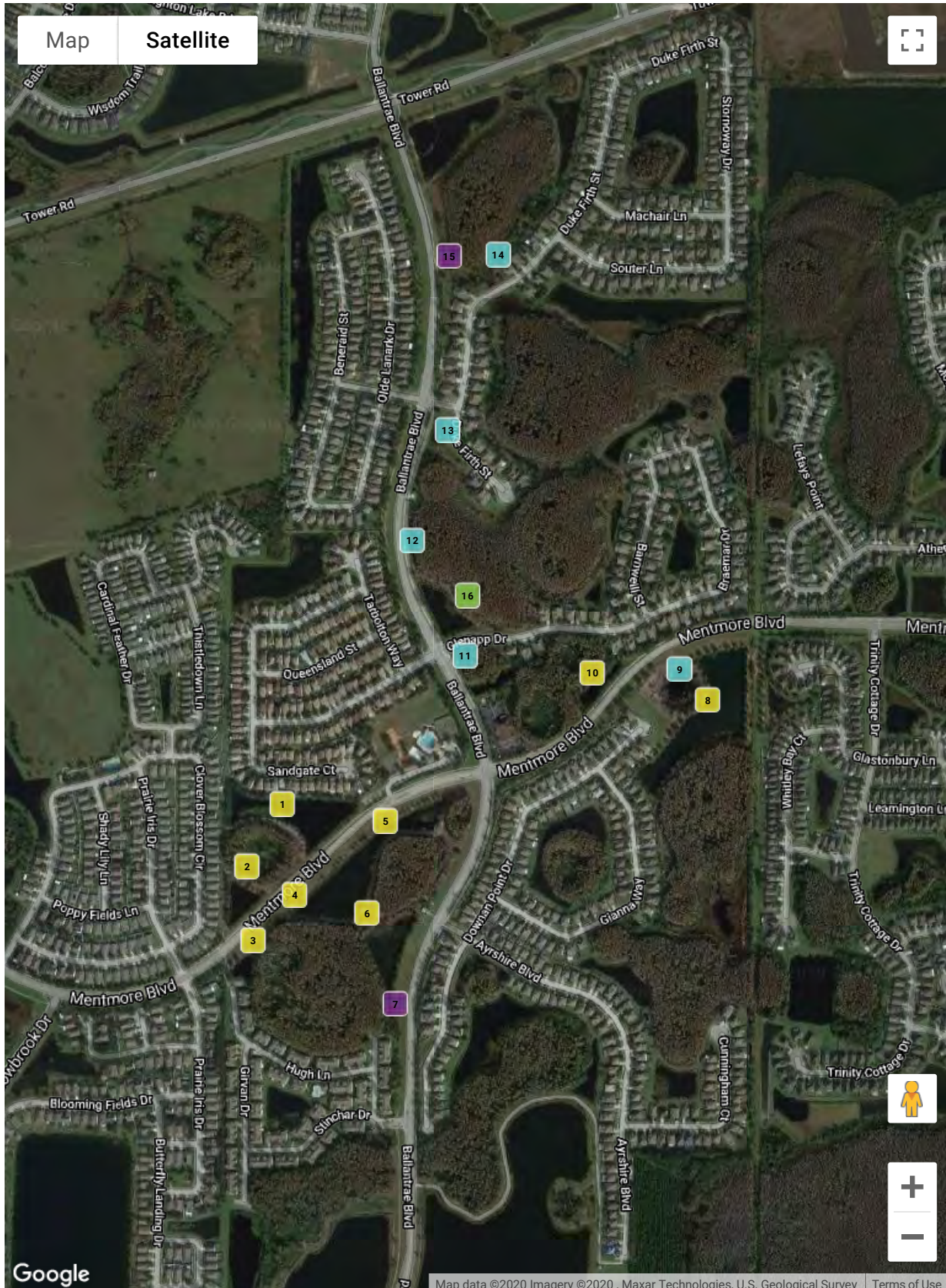
Tree Care Service Billing Address
Steadfast Environmental
30435 Commerce Dr
San Antonio, Florida 33576
Joe Hamilton
jhamilton@steadfastalliance.com
tel:(813) - 610-3927

Arborist Aboard
8611 Vivian Bass Way
Odessa, Florida 33556
Mark Hughes
FL-5367A / TRAQ Qualified
Arboristaboard@gmail.com
tel:813-469-0808

	Species	Qty	Service	Price
#1	Oak Species	20		\$0
#2	Oak Species	9		\$0
#3	Oak Species	5		\$0
#4	Oak Species	3		\$0
#5	Oak Species	10		\$0
#6	Oak Species	17		\$0
#7	Maple Species	5		\$0
#8	Oak Species	23		\$0
#9	Various spp	48		\$0
#10	Oak Species	10		\$0
#11	Various spp	23		\$0
#12	Various spp	7		\$0
#13	Various spp	7		\$0
#14	Various spp	5		\$0
#15	Maple Species	3		\$0
			Sub-Total	\$0

	Species	Qty	Service	Price
 #16	American Sycamore	8		\$0
			Total	\$0

Ballantrae



Ballantrae

Ballantrae removals



November 23, 2020

Quercus spp.
Oak Species

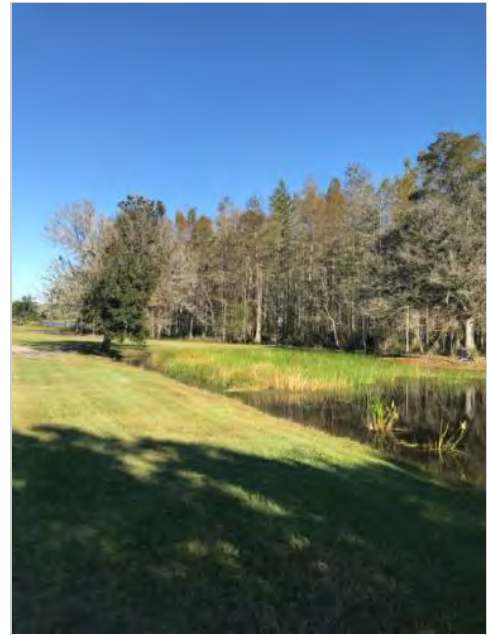
ID# 1



November 23, 2020

Quercus spp.
Oak Species

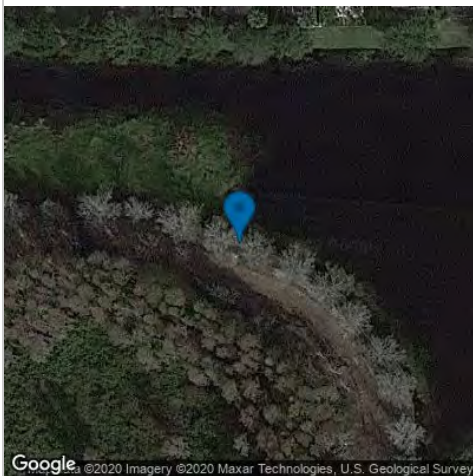
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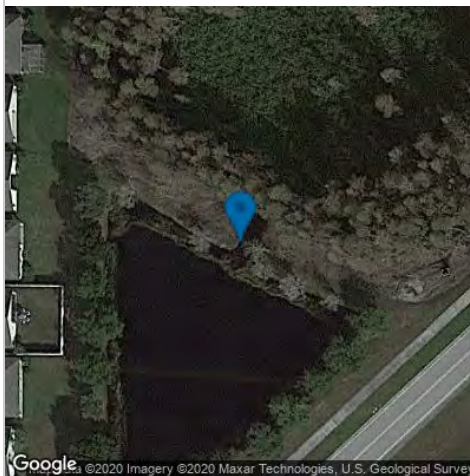
November 23, 2020

Quercus spp.
Oak Species

ID# 3



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Google ©2020 Imagery ©2020 Maxar Technologies, U.S. Geological Survey

Ballantrae

Ballantrae removals



November 23, 2020

Quercus spp.
Oak Species

ID# 3



November 23, 2020

Quercus spp.
Oak Species

ID# 4



November 23, 2020

Quercus spp.
Oak Species

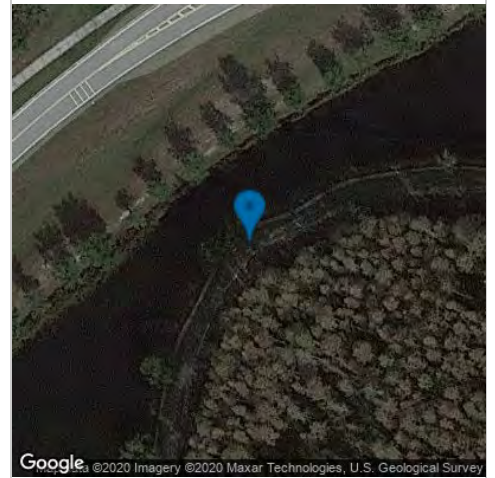
ID# 5



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Google ©2020 Imagery ©2020 Maxar Technologies, U.S. Geological Survey



Google ©2020 Imagery ©2020 Maxar Technologies, U.S. Geological Survey

Ballantrae

Ballantrae removals



November 23, 2020

Quercus spp.
Oak Species

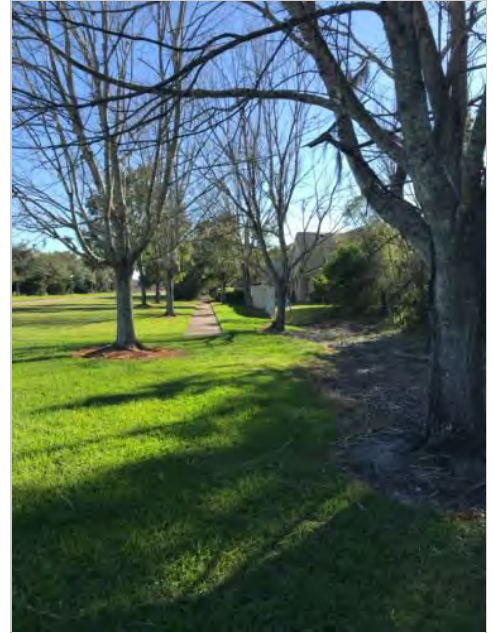
ID# 5



November 23, 2020

Quercus spp.
Oak Species

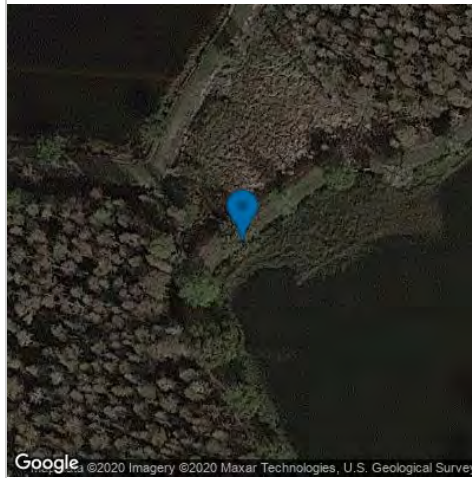
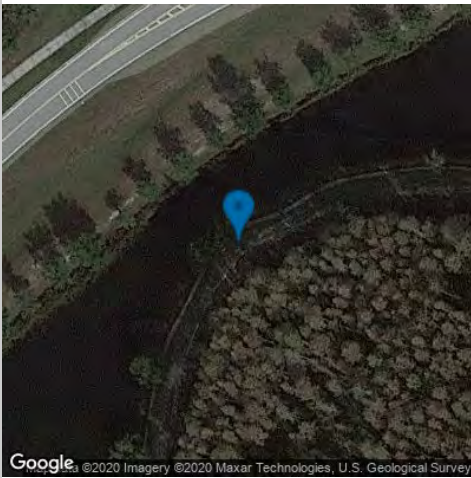
ID# 6



November 23, 2020

Acer spp.
Maple Species

ID# 7



Ballantrae

Ballantrae removals



November 23, 2020

Quercus spp.
Oak Species

ID# 8



November 23, 2020

Quercus spp.
Oak Species

ID# 8



November 23, 2020

Various spp
Various spp

ID# 9



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Ballantrae

Ballantrae removals



November 23, 2020

Various spp
Various spp

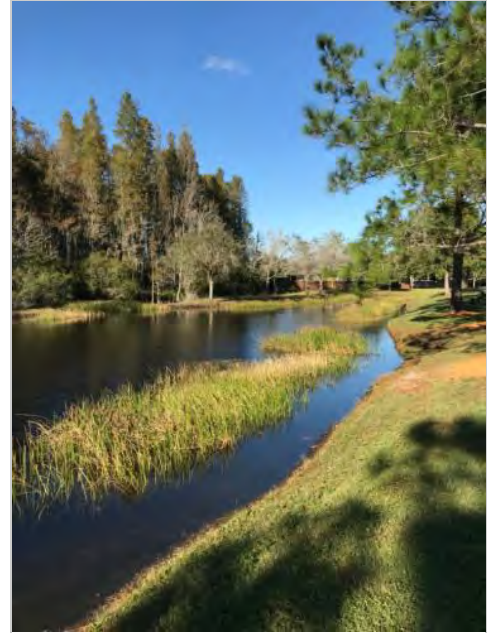
ID# 9



November 23, 2020

Quercus spp.
Oak Species

ID# 10



November 23, 2020

Quercus spp.
Oak Species

ID# 10



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Ballantrae

Ballantrae removals



November 23, 2020

Various spp
Various spp

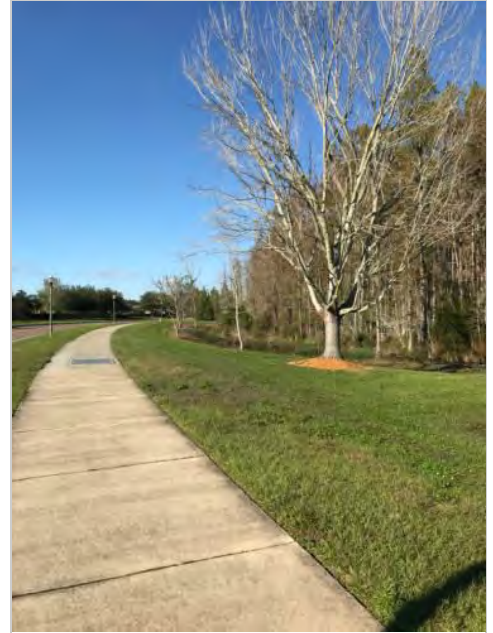
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November 23, 2020

Various spp
Various spp

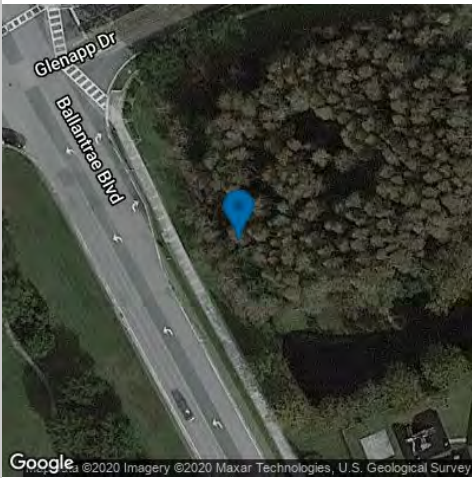
ID# 11



November 23, 2020

Various spp
Various spp

ID# 12



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Ballantrae

Ballantrae removals



November 23, 2020

Various spp
Various spp

ID# 13



November 23, 2020

Various spp
Various spp

ID# 14



November 23, 2020

Acer spp.
Maple Species

ID# 15



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Ballantrae

Ballantrae removals



November 23, 2020

Platanus occidentalis ID# 16
American Sycamore



Terms and Conditions for Tree Care Services

1. Performance by Company:

Work crews shall arrive at the job site unannounced unless otherwise noted herein. The Company shall attempt to meet all performance dates, but shall not be liable for damages due to delays from inclement weather or other causes beyond our control.

2. Workmanship:

All work will be performed in a professional manner by experienced personnel outfitted with the appropriate tools and equipment to complete the job properly. Unless otherwise indicated herein, The Company will remove wood, brush and debris incidental to the work.

3. Insurance:

The Company is insured for liability resulting from injury to persons or property, and all its employees are covered by Workers Compensation Insurance.

4. Ownership:

The customer warrants that all trees, plant material and property upon which work is to be performed are either owned by him/her or that permission for the work has been obtained from the owner.

The Company is to be held harmless from all claims for damages resulting from the customer's failure to obtain such permission.

5. Limitations:

The customer must identify all non- public utilities. The Company assumes no responsibility for the location of or damage to underground utilities not clearly marked by the customer prior to commencement of site services. Stump grinding and removals as proposed will occur where public utilities allow.

6. Terms of Payment:

All accounts are net payable upon receipt of invoice. A service charge of 1.5% will be added to accounts not fully paid 30 days subsequent to the invoice date. If outside assistance is used to collect the account, the customer is responsible for all costs associated with the collection, including, but not limited to, attorney fees and court costs.

Customer

November 30,
2020

Signature

Date

November 30,
2020

Printed Name

Date

Tree Care Service Provider

Mark Hughes

November 30,
2020

Signature

Date

Mark Hughes

November 30,
2020

Printed Name

Date

FL-5367A / TRAQ Qualified

EXHIBIT 11

**HIMES
ELECTRICAL
SERVICE, INC.**

December 3, 2020

Ballentrae CDD
Attn: Gary
29154 Chapel Park
Wesley Chapel, FL 33543

Phone: 813-526-4714
Email: Ballantrae2@tampabay.rr.com

RE: Surge Arrestors

Dear Gary,

We are pleased to submit this proposal to provide the labor and material to install (6) surge arrestors on the outdoor panel at the above listed location.

Total for the above proposal is **\$1,804.00**. This quote is good for 30 days.

NOTE: Work that is not listed on the proposal will be considered additional. All additional work will be billed on a time and material basis and will be added to the proposal and due upon completion.

Please feel free to call if you have any questions or if I can be of further assistance.

Respectfully Submitted,



Gavin Furnas
Estimator/Electrician

Acknowledged and Accepted by:

Date: _____

Printed Name and Title:

EXHIBIT 12



Proposal #99163

Date: 12/02/2020

From: Richard Whitcomb

Proposal For

Ballantrae CDD

c/o DPFG
250 International Pkwy
Suite 280
Lake Mary, FL 32746

main:
mobile:

Location

17611 Mentmore Blvd
Land O' Lakes, FL 34638

Property Name: Ballantrae CDD

New Controller at Clubhouse

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	1.00	\$59.15	\$59.15
ICC-2 Hunter Controller	1.00	\$375.00	\$375.00

Client Notes

Cost to replace Controller for the clubhouse that took a power surge for the third time .

Signature

x

SUBTOTAL	\$434.15
SALES TAX	\$0.00
TOTAL	\$434.15

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Richard Whitcomb

Office:

rwhitcomb@yellowstonelandscape.com