

MINUTES OF MEETING

BALLENTRAE HILLSBOROUGH COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Tuesday, July 9, 2019 at 6:30 p.m.

Ballentrae Clubhouse

11864 Thicket Wood Drive

Riverview FL 33579

Board Members present at roll call:

Michael Cole	Board Member
Robin Larson	Board Member
Timothy Peterson	Board Member
Shamekia Keaton	Board Member

Also, Present:

Jennifer Robertson	Excelsior Community Management LLC
Kenneth Tatka	Excelsior Community Management LLC
Patricia Cartwright	Excelsior Community Management LLC
Gerard Frettoloso	Resident
David Jackson	Resident
Wilbur Bass	Resident
Melisa Hartigan	Resident
Jason Sanford	Resident
Jenny Owens	Resident
Emmit Walthall	Resident
Willie Reynolds	Resident
Terence Wiggs	Resident
Chanda Jones	Resident
Melana Williams	Resident
Dawn Drury	Resident, Present via Phone
Ayana Ellenwood	Resident, Present via Phone
Amanda Cruz	Board Member, Present via Phone at end of meeting

FIRST ORDER OF ADMINISTRATION

Call to Order and Roll Call

The meeting was called to order. The Board Members and staff in attendance are outlined above.

SECOND ORDER OF ADMINISTRATION

Public Comment Period

Mrs. Owens asks if the Districts Bulletin Board can be updated.

Mr. Frettoloso asks if the CDD will ever be dissolved or if the cost would be lowered. Ms. Robertson explains that once the bonds are paid back and they are debt free they could look into dissolving the CDD. Since the bond fee structure gets more aggressive as time goes on, the CDD assessment probably will not go down.

Mr. Bass asks why money isn't being spent on the exterior and landscaping. Ms. Robertson informs him that the exterior wall has been repaired and repainted and the inside of the clubhouse completely re done since ECM took over. The exterior of the clubhouse will begin to be painted next week. The Board of Supervisors approved monument and island landscaping in a previous meeting and that was started but had a setback due to irrigation issues but should be done by the end of the week. Mr. Bass explains a previous conflict he had with a Board member.

There are no other comments at this time.

THIRD ORDER OF ADMINISTRATION

Consideration of minutes from the June 11, 2019 Board of Supervisors Meeting

Ms. Robertson mentions that she emailed it to the supervisors and no changes were suggested.

On MOTION by Mr. Cole, seconded by Ms. Larson, with all in favor, the Board approved the minutes from June 11, 2019.

FIRST ORDER OF BUSINESS

Revisit Consideration of Proposal for Pool Vendor

Ms. Robertson got a new proposal from Apollo Pools for the new scope of work for \$650 for 2 days a week. Pinch a Penny's proposal was also \$650, Commercial Pool Cleaners is \$780 and Gulf side Pools proposed \$680 as well.

The Board agreed to continue to work with Apollo Pools under their current agreement of 3 days a week for \$695. They will continue to monitor the condition of the pool.

SECOND ORDER OF BUSINESS

Consideration for Grip-Flex on the Clubhouse Parking Spaces

Ms. Robertson got a proposal from Rose Paving just to get a look at potential costs. She Explains the product they would use is called Grip-Flex and is different then a seal coat. It is thicker and more protective and lasts 10-15 years. She will bring a sample at the next meeting. Mr. Cole asks how the stripping looks on it and what the cure time is. Ms. Robertson says that in her experience they usually re paint after the full 90-day cure time. The current cure time is usually 3 nights. They usually do it in the fall to avoid rain which also means the pool would be used less so the spaces wouldn't be as needed. They could also separate it into two different sections but that would most likely change the pricing.

THIRD ORDER OF BUSINESS

Ratification of Payment Authorization No. 171 & 172

On MOTION by Mr. Cole, seconded by Mr. Peterson, with all in favor, the Board approved payment authorization No. 171 & 172.

STAFF REPORTS

District Manager-

1. Camera Policy – Ms. Robertson presents the Board with a proposed camera footage policy. The District Attorney explained to her that the District can charge however, ECM and the attorney both advise against that for the time being. She explains they can revisit that if the policy starts to be abused. She confirms that she will run the actual policy by The District Attorney and have the final for the next meeting.
2. Landscape Project – The landscaping should be complete by the end of week or latest next Tuesday.
3. Clubhouse Paint – The Board agreed to paint the exterior of the clubhouse the same colors as the exterior wall. Ms. Robertson asks if they would like the stone archways painted and they do want them painted the trim color. It will be started as soon as the vendor can get the paint in.
4. Hurricane Preparedness Plan – Ms. Robertson goes over the Storm preparedness and cleanup plan that ECM has in place for their communities including the District. The pool would be closed, the pool furniture put away and the clubhouse boarded up if necessary. The Board can decide to purchase permeant or personalized shutters if they wish. ECM would also, come out and clean up District property. Mr. Cole asks if the plan can be posted to the website to which Mr. Tatka agrees.

5. Hillsborough County Mini Grants – Ms. Robertson explains mini grants are only available some years and for a short period of time. One member of the Board would have to be certified. Some options of things grants have been used for is LED bulletin boards, playgrounds and pool furniture. The District would have to match the amount awarded in either dollars or volunteer hours. The window for applying is on August 9th, 2019 for this year. The tree grant, low volume irrigation and clean-up grant are also options.
6. Playground Area – Ms. Larson brings up that the whole playground area needs to be mulched. Ms. Robertson states that the landscaping company doesn't cover it because it is a different type of mulch. She will get a proposal for the next meeting for playground safe mulch and rubber. Ms. Larson also asks that the area is treated for ants. Ms. Robertson explains that the landscapers only treat ant piles, but pest control companies do offer spraying broadly for ants. She can also look into quotes for that.

Supervisor Requests

Ms. Keaton asks if ECM has been in touch with LGI about the vacant lot. She has and they seeded again with Bahas in June to see if that helps.

Mr. Peterson asks if there is a removable pool lift the district could get for the community pool. That way it can be removed when it isn't needed so it can't be played on by kids. Ms. Robertson says that she can research options and costs if that is something, they want to revisit but the District council did previously explain it wasn't required. She also makes the point that it would post another issue if it is removable that someone would have to request it in advance to get it put in and then removed again when they are finished.

Audience Comments

Mr. Reynolds ask if they will be spraying the ponds for mosquitos. Ms. Robertson informs him that the Board did not approve hiring a vendor to spray the ponds in a previous meeting.

Ms. Williams says that her thoughts on mini grants was that they possibly use money to defray some of the costs for enhancing things they already have instead of having something completely new installed. Such as adding baby swings to the swing set or paying to replace the mulch with rubber in the playground. Maybe even gating in the playground for safety. She is willing to help with anything having to do with them.

Ms. Owens asks if the class for mini grants has a cost. To which Ms. Robertson says no, it is free. Ms. Owens wants to know if her friends can fish in the pond. Ms. Robertson explains if they are her invited guest and she is with them they will not be sited for trespassing, but she needs to remember if they are injured the District could be liable.

Mr. Bass asks why the HOA cannot have their own key to the clubhouse. Ms. Robertson explains that the District Attorney suggested the procedure. Mr. Bass feels that the HOA should have their own key to the clubhouse. Ms. Robertson states that the HOA can use the clubhouse for their meetings any time they would like to, they just need to make sure it isn't already privately reserved.

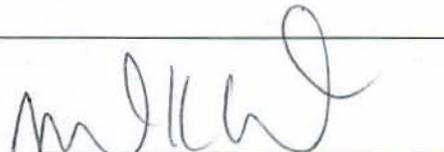
Mr. Frettoloso warns of a wandering raccoon out in mid-day.

Ms. Drury states she is having trouble accessing the minutes on the website. Ms. Robertson says they will check that, and she can email them directly to her. Ms. Drury states that she volunteers with an organization that offers alternant means of communication in the case of an emergency and she can provide resources to the district.

Ms. Ellenwood asks who oversees the open lot and is the clubhouse available at no cost to the HOA. Ms. Robertson explains it along with all common area is district property. Also, yes, the clubhouse is available at no charge for the HOA, but they need to confirm availability with the District.

ON MOTION by Mr. Cole, seconded by Mr. Peterson, with all in favor, the Board adjourned the July 9, 2019 Board of Supervisor's Meeting for the Ballentrae Hillsborough Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman