

MINUTES OF MEETING

BALLENTRAE HILLSBOROUGH COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Tuesday, August 13, 2019 at 6:32 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 via Phone
Timothy Peterson	Board Member
Shamekia Keaton	Board Member

Also, Present:

Jennifer Robertson	Excelsior Community Management LLC
Patricia Cartwright	Excelsior Community Management LLC
Gerard Frettoloso	Resident

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

Mr. Frettoloso mentions that the retention area behind his house needs extra maintenance because of the rain recently.

There are no other comments at this time.

THIRD ORDER OF ADMINISTRATION

Consideration of minutes from the July 9, 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. Keaton, with all in favor, the Board approved the minutes from July 9, 2019.

FIRST ORDER OF BUSINESS

Consideration of Proposal for mulch at Playground

Ms. Robertson got a proposal from Swanson & Son (S&S) and ECM's Maintenance division. S&S quoted \$1,890 for cedar mulch and ECM quoted \$1,550 for the same. For rubber mulch S&S's rubber mulch quote which includes removing the current cedar mulch is \$6,400. ECM's would be placing the rubber mulch onto of the current cedar mulch for \$3,800. She explains the cedar mulch is seasonally and will need to be redone and the rubber mulch last much longer. Mr. Cole says every 6-7 years for the rubber.

Ms. Robertson mentions the rubber mulch would be a great thing to consider for a Hillsborough County mini grant on for next year. She suggests they can refill the cedar mulch now and try for the mini grant to get the rubber mulch next year to maximize funds.

Mr. Cole asks if they could also investigate swings with the mini grant.

Ms. Robertson does have quotes for commercial swings. To purchase and install 1 baby swing to replace an existing swing they could do that at a cost of about \$350. Or they could add an addition swing system like the one they already have with 2 baby swings for approx. \$3,000.

Mr. Cole recommends having the cedar mulch laid down now and to set up a plan for the Mini Grant in FY 2020 for the rubber mulch. He would also like quotes for a sunshade for the playground area. Mr. Peterson also would like to switch out 1 of the swings for a baby swing now.

On MOTION by Mr. Cole, seconded by Mr. Peterson, with all in favor, the Board approved ECM's proposal for refreshing the cedar mulch and to switch out one existing swing for a baby swing.

SECOND ORDER OF BUSINESS

Ratification of Payment Authorizations No. 173, 174, & 175

Ms. Robertson mentions she has all the invoices available for the Board if they would like to see. Truly Nolan got behind on their invoicing so they sent a few months at once, but they have assured that moving forward that monthly invoicing will not be an issue.

She points out that on the invoices they will see that Ballentrae is still working with both Aquatic Systems and Horner because there were some issues being worked out with Aquatics current scope of work that needed to be corrected prior to them taking over more.

On MOTION by Mr. Cole, seconded by Ms. Keaton, with all in favor, the Board approved payment authorizations No. 173, 174 & 175.

STAFF REPORTS

District Manager-

1. Camera Policy – Ms. Robertson does have an updated camera policy from Cierra at Bush Ross’s office however, it seems that it was slightly misinterpreted. So, she needs to go back over it with her.
2. Hillsborough County Grants – She mentions that they touched on these for next year earlier in the meeting but this year they can still investigate a tree or cleanup grant if they were interested.
3. Pool Update – There has been a temporary repair to the pool floor. There was an issue with the marcite on the floor of the pool coming up and the pool had to be closed because it was sharp and dangerous to the public. Apollo Pools thinks the entire pool needs to be resurfaced but Artistic Pools suggests that the pool is inspected first before they decide on something as expensive as resurfacing. Both companies agree there is no active leaking or cracking in the structure of the pool. Ms. Robertson did investigate a warranty from the pool builder, but the workmanship warranty has passed, and the only option would be to prove there is a product defect. She recommends draining the pool in the winter so it can be inspected completely.
4. Pool Lift – Ms. Robertson explains they are not required to put in a pool lift however, they have gotten some numbers. The Pool lift suppliers do not recommend mobile lifts, they are more expensive and a bigger liability. They also advised that the permeant lift cannot be put on pavers so a concrete pad would have to be poured. 101 Mobility quoted approx. \$4,500 with delivery and install (not including concrete) Preferred Pools uses a high rated pool lift and quoted approx. \$10,000. Ms. Robertson points out that the CDD doesn’t have to absorb the entire cost. The requestor could have to help pay for it.
5. Playground Swings – Covered earlier in meeting.
6. Clubhouse AC – The Blower Fan in the Clubhouse went out this morning and the AC wasn’t cooling. Easy AC come out and replaced it. The cost was \$750
7. Playground – Covered Earlier in meeting.
8. Empty Lot – Mr. Cole would like quotes on 4-5 pieces of outside exercise equipment for the lot. Mr. Peterson mentions a pavilion area with a picnic table or bench. Ms. Robertson agrees to get the quotes.

Supervisor Requests

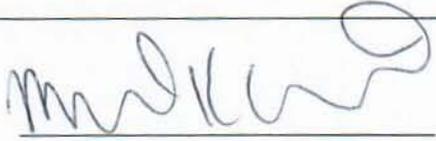
Mr. Peterson asks if there is electric on the exterior wall. Ms. Robertson confirms there is a GFI at each monument that was installed by ECM maintenance team last year.

Audience Comments

Mr. Frettoloso asks what kind of shade they want over the playground. Mr. Cole explains a canvas shade that would be permanently affixed.

ON MOTION by Mr. Cole, seconded by Ms. Keaton, with all in favor, the Board adjourned the August 13, 2019 Board of Supervisor's Meeting for the Ballentrac Hillsborough Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman