

MINUTES OF MEETING

***BALLENTRAE HILLSBOROUGH COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING***

Tuesday, October 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
Timothy Peterson	Board Member
Shamekia Keaton	Board Member
Richard Haussling	Board Member

Also, Present:

Jennifer Robertson	Excelsior Community Management LLC
Patricia Cartwright	Excelsior Community Management LLC
Joe Martin	Resident
David Jackson	Resident
Jorge Rodriguez	Resident
Ayana Ellenwood	Resident via phone
Dawn Drury	Resident via phone

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. Martin asked what is being done to treat the ponds. Ms. Robertson explains they have been treated every month and the vendor sends a report to the District. He is welcome to email ECM to ask specific concerns about a pond so he can get more details. He is concerned with an algae bloom. Ms. Robertson explains there are ebbs and flows when treating the stormwater ponds and they are treating as necessary.

Mr. Peterson mentions that he is going to send ECM a photo from where the mower was discharged into the pond instead of away

THIRD ORDER OF ADMINISTRATION

Consideration of minutes from the September 5, 2019 Board of Supervisors Meeting

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

On MOTION by Mr. Cole, seconded by Mr. Peterson, with all in favor, the Board approved the minutes from September 5, 2019 Board of Supervisors Meeting.

FOURTH ORDER OF ADMINISTRATION

Consideration of Transition of Supervisor Seats

Ms. Robertson points out that there are two open seats on the Board of Supervisors both expiring in November of 2020, seat 1 and seat 4. The Board has 3 resumes from homeowners running for those seats. Lakeisha Mixon, Richard Haussling, and Dawn Drury.

On MOTION by Mr. Cole, seconded by Ms. Keaton, with all in favor, the Board approved Richard Haussling for seat 4 and Lakeisha Mixon for seat 1.

Ms. Robertson administers the Oath of Office to Mr. Haussling. Ms. Mixon will record her oath at the next meeting she is in attendance.

FIRST ORDER OF BUISNESS

Consideration of Landscaping Proposals

Ms. Robertson explains that the owner of Swanson & Sons had to step away from the company for a short period of time. In that period, some things were missed. She also knows there was some misunderstanding about staking of the trees that has since been clarified. The irrigation issue brought to the District Managers office today has already been repaired. She has two proposals for the Board that she will send via email along with photos of their work. The CDD's current contract with Swanson & Sons is for \$4,871 a month or \$58,456 a year. FLC sent a proposal of \$4,745 a month or \$56,940 a year and Precise at \$4,700 a month or \$56,400 yearly. These all include maintenance and freshening up mulch once a year. Duval Landscape was unable to give a proposal currently due to their current workload. In order to have a third proposal for comparison, Ms. Robertson reached out to a family member who owns a local landscaping company for a bid to use as a threshold. Their proposal was for \$4,450 a month or \$53,400 a year. The CDD Board expresses concern with the current landscaping company. They feel they have had ample time to get the CDD property up to their expectations and haven't done so. Ms. Robertson is going to email the Board these proposals and try to find a fourth, that way they can

interview the companies they are interested in, give Swanson & Son notice and choose someone in December.

SECOND ORDER OF BUSINESS

Ratification of Payment Authorizations No. 177, 178, & 179

These are invoices that were paid in the last month.

On MOTION by Mr. Cole, seconded by Ms. Keaton, with all in favor, the Board approved the motion to ratify Payment Authorizations No.177, 178 & 179.

THIRD ORDER OF BUSINESS

Ratification of Insurance Renewal

The renewal came due in between meetings. There was a \$326 premium increase.

On MOTION by Mr. Cole, seconded by Ms. Keaton, with all in favor, the Board approved the motion to ratify the Insurance Renewal.

STAFF REPORTS

District Manager-

1. Vacant Lot Movie Night – A resident has asked via email, the Districts permission to use the vacant lot to host a community movie night. The Board approves of it if the adjoining neighbors send written approval and attendees do not bring glass or alcohol on the CDD property. It is noted that they are using the land at their own risk and no special cleaning or pest control will be done by the District.

On MOTION by Mr. Peterson, seconded by Ms. Keaton, with all in favor, the Board approved allowing the use of the vacant lot for a community movie night.

2. Dredge Pond along Balm Riverview Wall – Ms. Robertson got a recommendation from the aquatics vendor to reach out to Gator Dredging to inquire about the issue. They used an online image and gave a ballpark price for the work. If the Board wants an actual proposal they will come out and do one. Their Ballpark price is around \$80,000. Ms. Robertson points out that adding some plants and beneficial insects is a more cost-effective way to try to clean up the area. Mr. Martin offers to investigate companies he works with to see if there are other options. Ms. Robertson will send him additional information so he can do so. Ms. Keaton asks if adding a fountain will help. Ms. Robertson brought an example of one. This one would be over \$13,000, not including electricity and maintenance. It would help aerate the pond and lower algae blooms. Mr. Peterson asks about using something that would aerate the water without the fountain part to save money. Ms. Robertson says that options can be researched.

3. HOA Clubhouse Reservations – Ms. Robertson explains that originally, The CDD at her recommendation, were allowing the HOA use of the CDD Clubhouse at no charge whenever they needed, within reason. After much discussion, due to the inner conflict in the HOA Board, the District and the District manager will only accept reservation requests for the HOA to use the CDD Clubhouse when they come from the HOA’s Community Manager, at least until the HOA’s next election. However, if the HOA’s Management provides formal documentation, that matches the information from the Division of Corporations before that, this could resolve the conflict before the next meeting.

On MOTION by Ms. Keaton, seconded by Mr. Haussling, with all in favor, the Board approved the District’s Management only taking clubhouse reservations for the HOA Board through the HOA’s Community Association Manager.

Ms. Robertson brings to the Boards attention that there was a homeowner clubhouse rental over the weekend and there are concerns with damage and cleanliness after. It may lead to some or all the deposit being used towards repairs. She also noticed some mildew building on the pool deck. She is going to ask the janitorial team to spot treat but may investigate bids to have the whole deck cleaned if necessary.

Supervisor Requests

Mr. Cole asks about the drain by the bike rack that is always discharging water. Ms. Robertson says it is the pool discharge and see will look to see if someone needs to come check it.

Mr. Peterson brings up a concern that vehicles are parking on the grass at the bus stop area causing damage. Ms. Robertson mentions there are options such as decorative boulders and curbing additions she can show them options of.

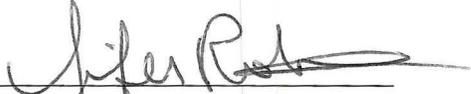
Audience Comments

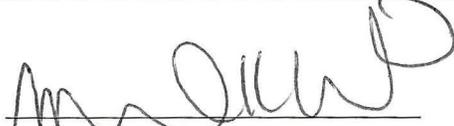
Mr. Jackson has concerns about the HOA and CDD relationship. He wants to have a good relationship between the two. He believes he has cleared up the concerns with the HOAs Manager and will have documentation sent over by PMI.

Mr. Martin asks on behalf of Ms. Mixon if she can stay on the ARC committee. Ms. Robertson says yes, they are separate.

Ms. Ellenwood Wants to know if she is responsible for getting the written statement from the adjoining homeowners for the movie night. Ms. Robertson says yes, please have them send ECM an email.

ON MOTION by Mr. Cole, seconded by Ms. Keaton, with all in favor, the Board adjourned the October 8, 2019 Board of Supervisor's Meeting for the Ballentrae Hillsborough Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman

