

MINUTES OF MEETING

***BALLENTRAE HILLSBOROUGH COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS MEETING***

Tuesday, January 14, 2020 at 6:30 p.m.

Ballentrae Clubhouse

11864 Thicket Wood Drive

Riverview FL 33579

Board Members present at roll call:

Michael Cole	Board Member
Richard Haussling	Board Member
Shamekia Keaton	Board Member
Lakeisha Mixon	Board Member
Timothy Peterson	Board Member

Also, Present:

Jennifer Robertson	Excelsior Community Management LLC
Linda Springfield	Excelsior Community Management LLC
Victor Nespeca Jr	Resident
Elaine McLaughlin	Resident
James Jeffries	Resident
Callis Sam-Kwakwa	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

There were no public comments currently.

THIRD ORDER OF ADMINISTRATION

**Consideration of minutes
from the December 10,
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 December 10, 2019 Board of Supervisors Meeting.

FIRST ORDER OF BUISNESS

**Public Hearing Notice of Rule
Making for Amenity Policy and
Rates**

The Board previously discussed possible changes to the amenity policy. Exhibit A, pool use fee for nonresidents and pool fob fee for members and Exhibit B, the amenities registration form . The Board agreed to a fee of \$10.00 per pool fob with a limit of two pool fobs per home for members and to keep the amenity fee for nonresidents at \$2500.00. They also agreed to change the amenity registration form, Exhibit B, to include a pool rules and conduct form.

On MOTION by Mr. Peterson, seconded by Mr. Cole, with all in favor, the Board approved the changes for Exhibit A & Exhibit B.

SECOND ORDER OF BUISNESS

**Ratification of Payment
Authorization No. 183**

These are invoices that were paid in the last month and emailed and approved by Mr. Cole.

On MOTION by Mr. Cole, seconded by Mr. Peterson, with all in favor, the Board approved the motion to ratify Payment Authorization No.183.

STAFF REPORTS

Landscape Report:

Ted Swanson gave the Board a monthly service report and brief summary of his plan of action. Mr. Cole asked if there was something he could do to make the vacant lot look more appealing, Mr. Swanson said that without irrigation there is not much that can be done; however, it should look better as the weather gets warmer and we get more rain as irrigation to that area would be costly.

District Manager-

1. Pool Repairs – Ms. Robertson states that the repair on the pool seems to be doing a good job; therefore, she recommends trying to color match the existing repair as close as possible for now in lieu of draining the pool for more extensive and costly repairs.
2. Stop Signs – engineering study: Ms. Robertson at the request of the Board, reached out to four engineering firms to get proposals on an engineering study to add stop signs. Patel, Greene and Associates asked for more clarity on scope of work, Robinson did not respond, and George F Young gave a proposal of \$7,500.00 to plea the case with Hillsborough County that the community needed more stop signs. Mr. Nespeca recommends contacting Transportation Control Systems to get a quote. The Board agrees to table to do more research and get two more proposals.
3. Parking Space – resurface additional quote: Asphalt Restoration Technology inspected the parking stalls and stated that it was in excellent condition. They stated that the white powdery color is a base pumping material associated with the water table level rising and falling. The board asked about changing the direction of the parking stalls in front of the clubhouse and decided it may be a better choice to just paint the existing spaces until the roads need to be resurfaced. Mr. Cole requests that GripFlex come out and give proposal as well to get a second opinion.
4. Pool Furniture – Ms. Robertson gave quotes on different styles/types of pool furniture for the Board to consider. Mr. Cole inquires if old furniture can be given away or sold and asks for more definitive options for new furniture at next meeting. Ms. Robertson states that it is their decision as to what to do with the older pool furniture and will consider how many tables, chairs, loungers and umbrellas may be needed for a more precise quote. Ms. Robertson suggests looking into mini grants to help with the costs.

5. Pool Deck Ceiling Fan Timer – Ms. Robertson gave a general quote of \$450.00 depending on wiring. Mr. Cole suggests a quote to include new outdoor fans along with the timers.

Supervisor Requests –

Mr. Cole suggests solar panels be added to the pool area and asks Ms. Robertson to get quotes and to inquire if there are any tax credits.

Audience Comments

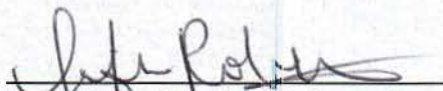
Mr. Sam-Kwakwa had an HOA assessment question and was advised that the HOA meeting is the following night.

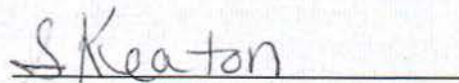
Mr. Nespeca asked if it would be possible to get a quote for a fenced in dog park in the grassy area next to the playground on Winterset Cove Dr. Mr. Cole asked Ms. Robertson to get a quote for a split area dog park fence including a staging area and to see if there are any grants they could apply for as well.

Mr. Nespeca also asked if the lights on the exterior of the clubhouse could be converted to LED when they need to be changed, Ms. Robertson agrees that they will be changed to LED.

Mr. Jefferies discussed people not using the pet stations and all agreed that unfortunately it's a problem regardless of the amount of pet stations in the community.

ON MOTION by Mr. Peterson, seconded by Mr. Cole, with all in favor, the Board adjourned the January 14, 2020 Board of Supervisor's Meeting for the Ballentrae Hillsborough Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman