

**MINUTES OF MEETING**

***BALLENTRAE HILLSBOROUGH COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS' MEETING  
Tuesday, May 11, 2021 at 6:30 p.m.  
Virtual Meeting***

Board Members present at roll call:

|                  |              |
|------------------|--------------|
| Lakesha Mixon    | Board Member |
| Michael Cole     | Board Member |
| Timothy Peterson | Board Member |
| Shamekia Keaton  | Board Member |

Also Present:

|                   |                                |
|-------------------|--------------------------------|
| Cory Ringley      | Excelsior Community Management |
| Linda Springfield | Excelsior Community Management |

**FIRST ORDER OF ADMINISTRATION**

**Call to Order and Roll Call**

The meeting was called to order at 6:32pm. The Board Members and staff in attendance are outlined above.

**SECOND ORDER OF ADMINISTRATION**

**Public Comment Period**

There was no one from the public in attendance.

**THIRD ORDER OF ADMINISTRATION**

**Consideration of the minutes from  
the March 9, 2021 Board of  
Supervisors Meeting**

On MOTION by Ms. Mixon, seconded by Mr. Cole, with all in favor, the Board approved the March 9, 2021, Board of Supervisors Meeting Minutes.

**FIRST ORDER OF BUSINESS**

**Ratification of Payment  
Authorization No. 194**

These are the invoices that were paid since the last meeting. The board did not ratify the payments, this will be done at the next meeting.

## **SECOND ORDER OF BUSINESS**

### **Current Financials**

Mr. Cole asked that going forward anything over \$500.00 be approved by the Board. He also requested for further explanation of pool repairs dated 2-12-21 and 2-25-21 which Mr. Ringley agreed to provide.

## **THIRD ORDER OF BUSINESS**

### **FY 2022 Budget**

Mr. Ringley shared the FY 2022 Budget compared to the FY 2021 budget and asked if the Board would like to consider any changes or improvement ideas to add to the FY 2022 Budget. Mr. Cole stated that his goal is consistency and wants to focus on the outstanding issues with the pool, club house and landscaping. They discussed where to allocate the extra money now that the playground equipment contract is paid off. They also discussed keep the assessment the same at \$934.00 per lot and continuing extra payments to pay off the bond early.

## **OTHER BUSINESS**

## **STAFF REPORTS**

### **Landscape Report –**

**Ted Swanson** – Mr. Swanson advised the Board that the irrigation controller module stopped working and a new one needs to be installed. This has resulted in dead turf and the removal of dead annuals. The options are to replace the controller with the same style or replace it with a different more updated module. Mr. Swanson recommend the newer module as it runs more efficiently and the other one is being phased out so it may be difficult to find parts in the future if necessary. The new module can be installed at a cost of \$1,784.00. Mr. Swanson also stated he would replace the dead turf on the north side of Balm Riverview at no cost. Ms. Keaton requested Mr. Ringley to get a quote to replace the Magnolia trees on Balm Riverview. Mr. Swanson stated that the new annuals will go in within two days of the new irrigation controller module being installed. The landscaping beds will be mulched as part of the landscaping contract.

On MOTION by Mr. Cole, seconded by Ms. Keaton, with all in favor, the Board approved purchasing the new irrigation controller module at a cost of \$1,784.00.

1. Clubhouse Facade – Mr. Ringley met with Cornerstone who stated that they would not do the work to remedy the façade for free. They agreed to do the work at a cost of approximately \$8,000.00 with no wire lath. Mr. Ringley also received a quote from GM Stucco for approximately \$15,000.00 which includes the wire lath and a one year warranty. Mr. Cole asked Mr. Ringley to invite the attorney, Web Melton, to the next meeting to discuss their options.
2. Pool Furniture –New umbrellas and umbrella stands were purchased and installed in the pool area.
3. Playground – Mr. Cole advises to hold off on new mulch for now while the other items (landscaping, pool and clubhouse) are being addressed.
4. Dog park – The second dog park waste station came in and was installed in the smaller dog park, the waste station in the larger dog park was moved to be closer to the gate.

### **SUPERVISOR REQUESTS**

Mr. Cole requested Mr. Ringley provide landscaping quotes by the next meeting. He also discussed editing the pool fob system to ensure previous owners no longer had access.

On motion by Ms. Keaton, seconded by Mr. Cole, the Board adjourned the May 11, 2021 Board of Supervisors meeting at 7:46 pm.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman