

MINUTES OF MEETING

***BALLENTRAE HILLSBOROUGH COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Tuesday, June 8, 2021, at 6:32 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 May 11, 2021 Board of
Supervisors Meeting**

<p>On MOTION by Mr. Cole, seconded by Ms. Mixon, with all in favor, the Board approved the May 11, 2021, Board of Supervisors Meeting Minutes.</p>
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FIRST ORDER OF BUSINESS

**Ratification of Payment
Authorization No. 194 and 195**

These are the invoices that were paid since the last meeting.

On MOTION by Mr. Cole, seconded by Ms. Keaton, with all in favor, the Board approved ratification of payment authorization No. 194 & 195.

SECOND ORDER OF BUSINESS

Current Financials

Mr. Ringley provided the current financials to the Board for review, There were no questions at this time.

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 he replaced the turf on the north side of the Balm Riverview entrance. He provided a proposal to replace the Magnolia trees at the Balm Riverview entrance; they will be in the range of 8-10 feet tall at a cost of about \$600.00 each. The Board advised that they will make a decision at a later date.

District Manager-

1. Refinancing of the Bond– Mr. Ringley advised the Board on the refinancing of the bonds process and the Board agreed that investing the extra money into paying off the bonds quicker would be the most prudent decision.
2. Clubhouse Legal – The Board had a meeting with the attorney for the District to discuss options on recovering damages to fix the clubhouse façade and for past

damages to the pool. Mr. Cole asked Mr. Ringley to contact CES to assess the situation.

3. Clubhouse Proposals – Mr. Cole advises to hold off on decision until further information is received from legal.

On MOTION by Mr. Cole, seconded by Ms. Keaton, with all in favor, the Board agreed to have CES do an engineering study on the clubhouse and pool.

4. Landscaping Proposals – Mr. Ringley provided the Board with three landscaping proposals to replace the current vendor.

On MOTION by Ms. Keaton, seconded by Ms. Mixon, with all in favor, the Board agreed to bring on Florida Groundskeeper as of August 1, 2021 and to notify Ted Swanson that his last day of service will be July 31, 2021.

SUPERVISOR REQUESTS

Mr. Cole requested Mr. Ringley to purchase American flags to be placed at the community's entrances during appropriate holiday's and to confirm if there is room in the storage closet for HOA chairs and tables. Ms. Keaton asked Mr. Ringley to report lights that are out in the community to TECO and to contact Waste Management regarding trash left in the streets during trash pick-up days.

On motion by Ms. Keaton, seconded by Mr. Cole, the Board adjourned the June 8, 2021 Board of Supervisors meeting at 8:11 pm.

Secretary / Assistant Secretary

Chairman / Vice Chairman