

MINUTES OF MEETING

***BALLENTRAE HILLSBOROUGH COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Tuesday, September 14, 2021, at 6:31 p.m.
Virtual Meeting***

Board Members present at roll call:

Lakesha Mixon	Board Member
Michael Cole	Board Member
Shamekia Keaton	Board Member

Also Present:

Cory Ringley	Excelsior Community Management
Tracey Biggers	Excelsior Community Management

FIRST ORDER OF ADMINISTRATION

Call to Order and Roll Call

The meeting was called to order at 6:31pm. The Board Members and staff in attendance are outlined above.

SECOND ORDER OF ADMINISTRATION

Public Comment Period

There were no public comments.

THIRD ORDER OF ADMINISTRATION

Consideration of the minutes from the August 10, 2021 Board of Supervisors Meeting

On MOTION by Ms. Mixon, seconded by Mr. Cole, with all in favor, the Board approved the August 10, 2021, Board of Supervisors Meeting Minutes.

FIRST ORDER OF BUSINESS

Ratification of Payment Authorization No. 196

These are the invoices that were paid.

On MOTION by Mr. Cole, seconded by Ms. Keaton, with all in favor, RFP #196 is approved.

SECOND ORDER OF BUSINESS

Current Financials

Mr. Ringley provided the current financials to the Board for review, and all were okay with them.

On MOTION by Mr. Cole, seconded by Ms. Mixon, with all in favor, the Board approved the meeting date.

THIRD ORDER OF BUSINESS

Resolution 2021-05 Set the meeting date for Tuesday, October 12th, 2021.

On MOTION by Mr. Cole, seconded by Ms. Mixon, with all in favor, the Board approved the meeting date of October 12, 2021.

Mr. Ringley stated he will set meeting up and notify the residents.

FOURTH ORDER OF BUSINESS

Consideration of the Insurance Renewal proposal.

Mr. Ringley provided proposal for insurance renewal that included the dog park and fencing, it increased by roughly \$600. Ms. Keaton asked if it would have increased without the dog park, Mr. Ringley stated yes it would have increased regardless.

On MOTION by Mr. Cole, seconded by Ms. Keaton, with all in favor, the Board approved the insurance renewal.

OTHER BUSINESS

Resident Resumes – Open seat #2 – Mr. Ringley discussed the resumes received from Eric Abramson, Cassandra Andres and Richard Haussling to fill seat #2, seat #4 may also be open soon. The Board agreed on Ms. Cassandra Andres. Mr. Ringley read the oath to Ms. Andres, he also stated he would set up a time to meet with her to have her sign the form.

On MOTION by Ms. Keaton, seconded by Mr. Cole, with all in favor, the Board approved Cassandra Andres to have seat #2.

District Manager:

1. Clubhouse – Mr. Ringley explained that work on the facade was almost done, he was going to reach out to Bill from GM stucco and ask that it be completed by Friday.
2. Pressure Washing Project Scope – Mr. Ringley advises that the pressure cleaning should include street gutter, sidewalk, Miami curbing, mailbox kiosks, fencing, wall, monuments, and storm drains the first time and then scale back after that. Mr. Ringley suggested that some areas could be cleaned every other year to keep up the appearance of the community and work within the budget. Ms. Keaton would like a quote for the entire project. Mr. Ringley stated he will work on getting quotes.
3. Playground Mulch – Mr. Ringley stated he reached out to manufactures to receive quotes for the IPEMA certified mulch, it was highly priced, and they do not deliver to the playground, unload or spread it. He would find quotes with landscaper to see the price or the mulch. Mr. Cole asked if we could add new mulch to refresh it until we get prices for the IPEMA certified mulch from landscapers. Ms. Keaton does agree, she wants it to look nice but not spend a lot on it. Mr. Ringley stated mulch could be put down for around \$1850. All Board members agreed on that.

On MOTION by Mr. Cole, seconded by Ms. Keaton, with all in favor, the Board approved ECM to have the mulch refreshed at the playground for \$1850.

4. Landscaping trees along Balm – Mr. Ringley meet with Florida Groundskeeper to remove 8 trees (1 magnolia and 7 oaks) along Balm Riverview and replace with 8 65-gallon standard crape myrtles. The price would be \$8,659.84. Ms. Keaton stated that the magnolia trees at the entrance in the front and the back look bad. Mr. Ringley did not look at those just the ones along Balm. The board decided to table this until the October meeting, so it gives Mr. Ringley the opportunity to meet with Ms. Keaton and confirm the trees the community wants to consider replacing.
5. Irrigation – Florida Groundskeeper did look at the irrigation there were some minor issues, they will be addressed. All repairs should be done by next week. They did pull up the annuals, the nursery did not have all the annuals that were needed, they should have them closer to October 1st. By the end of September, the community will have all

new annuals. The landscapers will be installing spikes in the drip irrigation to effectively water the increase in annuals we will have.

SUPERVISOR REQUESTS

There were no Supervisor requests.

Audience Comments

There were no Audience Comments.

The Board adjourned the September 14, 2021 Board of Supervisors meeting at 7:30 pm.

Secretary / Assistant Secretary

Chairman / Vice Chairman