

MINUTES OF MEETING

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

Tuesday, August 10, 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 were no public comments.

THIRD ORDER OF ADMINISTRATION

**Consideration of the minutes from
the June 8, 2021 Board of
Supervisors Meeting**

On MOTION by Mr. Cole, seconded by Ms. Mixon, with all in favor, the Board approved the June 8, 2021, Board of Supervisors Meeting Minutes.

FIRST ORDER OF BUSINESS

**Ratification of Payment
Authorization No. 196**

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

SECOND ORDER OF BUSINESS

Current Financials

Mr. Ringley provided the current financials to the Board for review and advised that they were still paying back the bond debt ahead of schedule and financially they were in a good position.

THIRD ORDER OF BUSINESS

Resolution 2021-03 Adopting FY 2022 Budget

On MOTION by Mr. Cole, seconded by Ms. Mixon, with all in favor, the Board approved Resolution 2021-03 Adopting FY 2022 Budget.

Mr. Ringley shared the FY 2022 Budget and the Board agreed to continue paying off the debt ahead of schedule and allotting the extra money from the playground contract being paid off to the reserves and ground maintenance budgets.

FOURTH ORDER OF BUSINESS

Resolution 2021-04 Imposing Assessments for FY 2022

On MOTION by Mr. Cole, seconded by Ms. Mixon, with all in favor, the Board approved Resolution 2021-04 Imposing Assessments for FY 2022.

OTHER BUSINESS

Clubhouse Usage – Amenity Policy – Mr. Ringley discussed using the clubhouse and perhaps the empty lot for community functions such as fitness classes based on email requests he received. The Board agreed that if they would like to use the clubhouse, they would only need to pay the security deposit; however, if they were running a business, then they would pay to rent the clubhouse. The Board agreed that they could use the empty lot. and wants to encourage use of common areas for resident's use.

STAFF REPORTS

District Manager:

1. Clubhouse – On review, Mr. Ringley explained that they worked with the developer and Cornerstone stated that they would fix the stone on the facade for a cost and the board agreed that did not want them to do the work. They then spoke with the District's Attorney and discovered a conflict of interest. Mr. Ringley then reached out to HD Law and never received a response back. The Board looked at three proposals, one from GM Stucco for \$16,050.00, one from Dueall Construction for \$42,614.22 and one from Contemporary Stonework for \$24,782.50. All bids have a one year warranty.

On MOTION by Mr. Cole, seconded by Ms. Keaton, with all in favor, the Board agreed to hire GM Stucco with an additional \$2,500 for emergency use totaling approval of \$19,500.

2. Engineer – Mr. Ringley received a quote of \$800.00 from Gardner Collins to do a survey on the pool which would define structural issues and advise when the pool would need to be resurfaced.

On MOTION by Ms. Keaton, seconded by Mr. Peterson, with all in favor, the Board approved hiring Gardner Collins for \$800.00 to do an engineering study of the pool.

3. Battery Backup – Mr. Ringley advises that a new battery backup for the pool gate be purchased for a typical expense of about \$200.00.
4. Wetland Maintenance – Requesting authorization of designation of Jeffrey Batten from Horner Environmental to make changes to permit to plant in other wetland areas to meet criteria as the NE corner of the property is holding too much water for plants to survive.

On MOTION by Mr. Cole, seconded by Ms. Keaton, with all in favor, the Board agreed to grant authorization to Jeffrey Batten to make changes to permit.

Supervisor Requests

Mr. Cole asks Mr. Ringley to have the sprinklers near the front and rear entrances be adjusted so the kids at the bus area do not get wet. Mr. Cole and Ms. Keaton discussed maintenance of the lawn, hedges, and trees on Balm Riverview. Mr. Ringley advised that the new landscaping company is 10 days in and have already weeded and trimmed the hedges and he will address expectations on cutting the grass. Mr. Ringley was advised that the rain sensors were not working and would likely need to be replaced.

Mr. Cole suggested purchasing an additional pool pump to keep in storage to circumvent any issue with water quality should one of the pumps go out.

On MOTION by Ms. Mixon, seconded by Mr. Peterson, with all in favor, the Board approved purchasing an additional pump not to exceed \$600.00.

Mr. Peterson stated he will be sending his resignation letter as he is moving and asks Mr. Ringley to research if there are any grants available.


Ms. Keaton states the dog park/park area needs to be improved. The Board agrees to once again consider moving water into that area and look into purchasing new playground equipment and mulch.


Mr. Cole stated they could also consider adding new furniture, a tv and cable to the clubhouse.

Audience Comments

Ms. McKenna requests an ongoing ladies' night vendor event at the clubhouse, the Board agrees to the third Saturday of the month.

The Board adjourned the August 10, 2021, Board of Supervisors meeting at 7:48 pm.


Secretary / Assistant Secretary


Chairman / Vice Chairman