

MINUTES OF MEETING

BALLENTRAE HILLSBOROUGH COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS' MEETING

Tuesday, November 9, 2021, at 6:30 p.m.

Virtual Meeting

Board Members present at roll call:

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

Also Present:

Cory Ringley	Excelsior Community Management
Lorraine Padilla-Fontanez	Excelsior Community Management

FIRST ORDER OF ADMINISTRATION

Call to Order and Roll Call

The meeting was called to order at 6:34pm. 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 October 12, 2021, Board of Supervisors Meeting

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

FIRST ORDER OF BUSINESS

Current Financials

Mr. Ringley apologized for the financials being late, they are not ready yet because they are end of fiscal year and end of year takes more time.

STAFF REPORTS

District Manager:

1. Clubhouse Seal – Mr. Ringley explained that he has checked several companies for different pricing. Mr. Ringley informed the community that nearly half the cost is materials, and the other half is for labor as doing two coats requires a full day. First quote from GM stucco to seal clubhouse \$2,100 with Eagle Paver Sealer. Second quote from ECM with a H&C sealant, a high-quality lifetime warranty product for \$2,719.79. Third quote PSM Paver sealant with a one year warranty - cheaper option \$1,855.47.

On MOTION by Ms. Keaton, second by Mr. Cole the board approved moving forward with the G.M. Stucco quote for \$2100 to seal with Eagle Paver Sealer.

2. Pressure Washing Project Bids – Mr. Ringley informed of an increase for the project. Mr. Ringley had three quotes, two were higher. Mr. Ringley stated it can take three days to do the project by the pressure washing company. Shamekia stated community appearance not presently stable looking at front entrance and club house. Michael is in favor that the community looks better than before. Mr. Cole is requesting photos on the areas that Shamekia stated that community needs better improvement. Shamekia is requesting to have someone go inspect community to suggest what areas need improvement. Mr. Ringley stated ECM can strive for better. Mr. Ringley provided the areas to pressure wash - the storm drains, walls, street gutters, curbing, and common area sidewalks. Ringley will need to get quotes for this project. Mr. Ringley will work with the pressure washing company to create a map for the areas where the job should be done. Michael is suggesting HOA to send a letter to the homeowners to notify them of the upcoming projects to plan for parking purposes. Michael would like to move forward to have the community pressure washed. Mr. Ringley will notify the community via the CDD and HOA websites and bulletin boards.

On MOTION by Ms. Keaton, seconded by Mr. Cole, with all in favor, the Board approved pressure cleaning project.

3. Landscaping – Mr. Ringley presented an irrigation estimate for the few drip line fixes and the clubhouse where one valve needs to be replaced to fix the leaking at the clubhouse. Ms. Keaton inquires if the parts come with a warranty and if irrigation labor should be \$75 an hour. Mr. Ringley will ask on the warranty and the contract specified that irrigation

repairs would be charged at \$75 per hour plus parts, Mr. Ringley will get back with the board on warranty by the end of the week. The proposal to remove the scrub oaks and magnolia trees was presented. Mr. Cole is not in agreement to spend \$13,000 to have magnolias remove and/or replaced. Ms. Keaton would like the board to come up with a long-term solution. Ms. Keaton wants to see samples of what redoing the entrances would cost and look like. Mr. Ringley will be working with his team and the Florida Groundskeeper to create a scope to get proposals from.

SUPERVISOR REQUESTS

Mr. Ringley presented a playground map design to show the board how we could add more square feet to the playground area for when we revamp it to fit additional playground equipment. Mr. Cole asked for ECM to begin getting proposals.

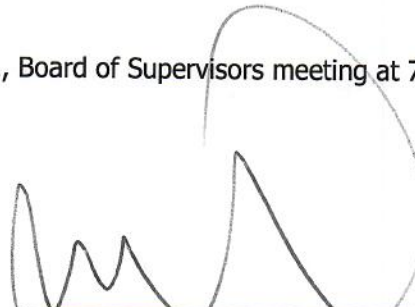
Ms. Keaton and Mr. Cole are requesting to have a face to face meeting for better plan on the projects in January. Mr. Ringley confirmed that was possible and will plan accordingly.

Audience Comments

Eric Abramson asks if the front entrance bushes, and plants are fertilized. Mr. Ringley informed that it is in the Landscaping contract to be done four times per year. Eric asked who is responsible for the weeds in the playground as after mulching they are returning. Mr. Ringley stated will check with the landscaping company if it is not their responsibility, he will get the Excelsior team to handle it.

The Board adjourned the November 9, 2021, Board of Supervisors meeting at 7:49 pm.


Secretary / Assistant Secretary


Chairman / Vice Chairman