

MINUTES OF MEETING

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

Tuesday, January 18, 2022, 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:

Cassy Smith	Excelsior Community Management
Ken Tatka	Excelsior Community Management
Amanda Armentrout	Excelsior Community Management

FIRST ORDER OF ADMINISTRATION

Call to Order and Roll Call

The meeting was called to order at 6:35pm. 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 November 09, 2021, Board of
Supervisors Meeting**

On MOTION by Ms. Mixon, seconded by Ms. Keaton, with all in favor, the Board approved the November 09, 2021, Board of Supervisors Meeting Minutes.

FIRST ORDER OF BUSINESS

Current Financials

Mr. Tatka apologized for the financials being late. December's financials were available the day of the meeting. All financials will be sent again for board review. Michael has questions regarding weeding done by the landscaper and weeding done by the ECM crew. This will be looked into to determine what is contracted with the landscaper.

STAFF REPORTS

District Manager:

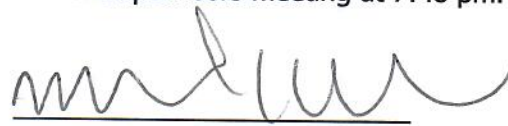
1. Landscaping – The board members are not satisfied with Florida Groundskeeper, the scope of work they hired them to do is not being completed. The annuals are dying, and the monuments are not being weeded among other areas in the community. There are areas in front of the club house that are being over watered, and the plants are suffering. There is no communication. They no longer want to work with this vender and will be giving them notice. They want to get bids from 3 landscaping companies. Ms. Smith will get with the venders to go over the scope of work needed and expected. Ms. Smith will arrange and post a short meeting to go over all the details and the expectations of the new vender before hiring. The board also expects the CAM, Ms. Smith to monitor the new vender closely to make sure they are moving forward in making the community look amazing.
2. Playground - The board members would like to replace all playground equipment with new. They would also like to add shade and either low maintenance rubber or artificial turf. They would also like the new playground to be moved further from the home next to the park. The members would also like Ms. Smith to look into the option of selling the old equipment if possible. Ms. Smith will start getting quotes and options for the members to review.
3. Dog Park – Due to the fence shading, the grass is unable to grow properly leaving the park turf looking sparce. The board would like Ms. Smith to get quotes to put artificial turf in these areas.
4. 2021 Audit – Board member Ms. Keaton and Ms. Andres motion to approve start of the 2022 audit using Grau & Associates.
5. Bonds – Mr. Tatka spoke to the board to see if they are still wanting to make any extra payments on the bond for early pay off. Ms. Keaton would like to focus on the look of the community getting it up to the standard it should be. If they are able to complete the needed projects and still afford the extra payments, they well be open to it.

SUPERVISOR REQUESTS

Would like the new LCAM, Casey Smith, to have excellent communication with members and to follow up with the vendors to make sure the community is going in the right direction.

The Board adjourned the January 18, 2022, Board of Supervisors meeting at 7:48 pm.


Secretary / Assistant Secretary


Chairman / Vice Chairman