

LANDOWNERS' MEETING

BALLANTRAE
COMMUNITY DEVELOPMENT DISTRICT

The Landowners' Meeting of Ballantrae Community Development District was held on **Monday, December 1, 2003 at 11:00 a.m.** at 17835 State Road 54, Lutz, Florida 33558.

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Lamb called the meeting to order. Present was:

Fred Sikorski

Majority Landowner Representative, M/I Homes

Also present were:

Brian Lamb
Pete Williams

District Manager, Rizzetta & Company, Inc.
Rizzetta & Company, Inc.

SECOND ORDER OF BUSINESS

Appointment of a Chairman

Mr. Lamb stated that Mr. Sikorski, Majority Landowner Representative, was in attendance. Mr. Sikorski was appointed as Chairman, but Mr. Lamb was asked to continue leading the meeting.

THIRD ORDER OF BUSINESS

Announcement of Candidates/ Call for Nominations

Mr. Lamb stated that the next item is to review the positions that are available. He stated that the initial Board was appointed under the petition to establish the District. All five seats will now be elected for the first time. The current Supervisors are Fred Sikorski, Theresa Collins, Bob Ollweiler, Jim Bagley and Dana Bennett. Mr. Lamb stated that each of the current Supervisors, with the exception of Mr. Bennett, has been identified as candidates and they have already been placed on the ballot. Mr. Lamb asked if there were any additional nominations. Mr. Sikorski nominated Bill Daskarolis. There were no other candidates, so Mr. Lamb closed the nominations.

FOURTH ORDER OF BUSINESS

Election of Supervisors

Mr. Lamb stated that the votes were cast as follows: Fred Sikorski received 300 votes, Theresa Collins received 300 votes, Bob Ollweiler received 100 votes, Jim Bagley received 100 votes, and Bill Daskarolis received 100 votes. The two candidates receiving the highest number of votes will each serve a four year term, and the three candidates with the next highest number of votes will each serve a two year term.

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Lamb stated that there was no other business scheduled to come before the Landowners, so he asked for a motion to adjourn. Mr. Sikorski made the motion to adjourn the meeting.

MINUTES OF MEETING

**BALLANTRAE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Ballantrae Community Development District was held on **Monday, ~~November 3, 2003~~ at 11:05 a.m.** at 17835 State Road 54, Lutz, Florida 33558.

Dec 1, 2003 AS

Present and constituting a quorum:

Fred Sikorski	Board Supervisor, Chair
Theresa Collins	Board Supervisor, Vice Chair
Bob Ollweiler	Board Supervisor, Assistant Secretary
Jim Bagley	Board Supervisor, Assistant Secretary

Also present were:

Brian Lamb	District Manager, Rizzetta & Company, Inc.
Pete Williams	Rizzetta & Company, Inc.
Serge Gootan	M/I Homes
Ed Andrews	Andrews Asset Management
Bill Daskarolis	Supervisor Elect

FIRST ORDER OF BUSINESS

Call to Order

Mr. Lamb called the meeting to order.

SECOND ORDER OF BUSINESS

Administer Oath of Office

Mr. Lamb stated that the first item on the agenda is to administer the oath of office to the newly elected Supervisors. He asked Mr. Williams to administer the oath. Mr. Williams is a Notary in the State of Florida and is authorized to administer said oath. He read the oath and asked all of the Supervisors to swear and affirm to the oath. All five Supervisors swore and affirmed to the oath.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2004-23,
Certifying Election Results**

Mr. Lamb stated that the next item on the agenda is the consideration of Resolution 2004-23, certifying the results of the Landowners' election (distributed under separate cover). He stated that the votes were case as follows: Fred Sikorski received 300 votes, Theresa Collins received 300 votes, Bob Ollweiler received 100 votes, Jim Bagley received 100 votes, and Bill Daskarolis received 100 votes.

Based on the votes cast, Mr. Sikorski and Ms. Collins will each serve a four year term, and Messrs. Ollweiler, Bagley, and Daskarolis will each serve a two year term. Mr. Lamb asked if there were any questions. There were none, so he asked for a motion to approve.

On MOTION by Mr. Sikorski, seconded by Mr. Daskarolis, with all in favor, the Board approved Resolution 2004-23 for Ballantrae Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2004-24 thru
2004-26, Appointing Officers**

Mr. Lamb stated that the next item on the agenda is to consider Resolutions 2004-24 thru 2004-26, appointing officers (distributed under separate cover). He stated Resolution 2004-24 is to appoint the Chair, 2005-25 is to appoint the Vice Chair, and 2004-26 is to appoint four Assistant Secretaries.

On MOTION by Ms. Collins, seconded by Mr. Daskarolis, with all in favor, the Board approved Resolution 2004-24, appointing Fred Sikorski as Chair for Ballantrae Community Development District.

On MOTION by Mr. Sikorski, seconded by Mr. Daskarolis, with all in favor, the Board approved Resolution 2004-25, appointing Theresa Collins as Vice Chair for Ballantrae Community Development District.

On MOTION by Mr. Sikorski, seconded by Mr. Daskarolis, with all in favor, the Board approved Resolution 2004-26, appointing ~~Bill Eshenbaugh~~, Jim Bagley, Bill Daskarolis, and Pete Williams as Assistant Secretaries for Ballantrae Community Development District.

→ Bob Ollweiler
7.8.

FIFTH ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors' Meeting on
November 3, 2003**

Mr. Lamb stated that the next order of business is to consider the minutes of the Board of Supervisors' meeting on November 3, 2003 (located behind tab 1). He asked if there were any additions, deletions or corrections to the minutes. Ms. Collins stated that the minutes reflect Mr. Bennett being in attendance; however, he was not. Mr. Lamb stated that this will be corrected. There were no other corrections.

On MOTION by Mr. Sikorski, seconded by Ms. Collins, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting on November 3, 2003 (as corrected) for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Authorization to
Disburse District Funds 2004-03**

Mr. Lamb stated that the next item on the agenda is the consideration of Authorization to Disburse District Funds 2004-03 (behind tab 2). The disbursement consists of invoices for standard contractual commitments, utilities, etc. Mr. Lamb asked for a motion to approve.

On MOTION by Mr. Sikorski, seconded by Ms. Collins, with all in favor, the Board approved Authorization to Disburse District Funds 2004-03 for Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS

Public Hearing on Rules of Procedure

Mr. Lamb stated that the next item on the agenda is the public hearing on the Rules of Procedure. The rules were presented at the organizational meeting, and Mr. Lamb also had a copy with him. He asked for a motion to open the public hearing.

On MOTION by Mr. Sikorski, seconded by Mr. Daskarolis, with all in favor, the Board opened the public hearing on the Rules of Procedure for Ballantrae Community Development District.

Mr. Lamb noted that there were no audience members in attendance other than those individuals identified at the onset of the meeting. He asked if there were any audience comments. There were none, so he asked for a motion to close the public hearing.

On MOTION by Mr. Sikorski, seconded by Ms. Collins, with all in favor, the Board closed the public hearing on the Rules of Procedure for Ballantrae Community Development District.

Mr. Lamb stated that it is now appropriate for the Board to adopt the Rules of Procedure (Resolution 2004-22). He asked if there were any questions or comments. There were none, so he asked for a motion to approve.

On MOTION by Mr. Sikorski, seconded by Ms. Collins, with all in favor, the Board approved Resolution 2004-22, adopting the Rules of Procedure for Ballantrae Community Development District.

EIGHTH ORDER OF BUSINESS

Review of RFQ for District Engineer

Mr. Lamb stated that the next item on the agenda is the review of the submittals received from the recently advertised RFQ for District Engineering Services. He stated that two submittals were received: King Engineering and Ash Engineering. King Engineering is the Interim Engineer. Mr. Lamb stated that the Board has the ability to rank the firms and select the District Engineer, or the Board may re-advertise and make a decision at a later date. Mr. Sikorski stated that he feels it is best for the District to re-advertise in the hopes that additional submittals will be received.

On MOTION by Mr. Sikorski, seconded by Ms. Collins, with all in favor, the Board approved re-advertising the RFQ for District Engineering Services for Ballantrae Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Not present. Mr. Lamb stated that the Bond Validation hearing has been set for January 12, 2004 at 2:30 p.m. in New Port Richey.

- B. Interim District Engineer
Not present.

- C. District Manager
No report.

TENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

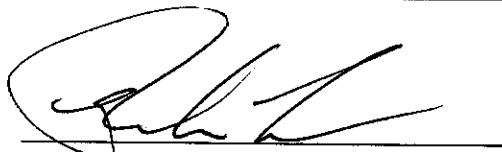
Mr. Lamb stated that the next item on the agenda is Supervisor requests and audience comments. The only audience members in attendance are those mentioned at the beginning of the meeting. There were no audience comments. Mr. Lamb asked if there were any Supervisor requests. There were none.

ELEVENTH ORDER OF BUSINESS


Adjournment

Mr. Lamb stated that there were no other agenda items to come before the Board and asked for a motion to adjourn.

On MOTION by Mr. Sikorski, seconded by Ms. Collins, with all in favor, the Board adjourned the meeting for Ballantrae Community Development District.



Brian K. Lamb
Secretary



Fred Sikorski
Chair