

MINUTES OF MEETING

**BALLANTRAE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Ballantrae Community Development District was held on **Monday, January 5, 2004 at 11:05 a.m.** at 17835 State Road 54, Lutz, Florida 33558.

Present and constituting a quorum:

Fred Sikorski	Board Supervisor, Chairperson
Theresa Collins	Board Supervisor, Vice Chairperson
Bill Daskarolis	Board Supervisor, Assistant Secretary
Jim Bagley	Board Supervisor, Assistant Secretary

Also present were:

Brian Lamb	District Manager, Rizzetta & Company, Inc.
Mark Straley	District Counsel, Akerman Senterfitt <i>(via speakerphone)</i>
Bob Griffiths	Interim District Engineer, King Engineering
Pete Williams	Rizzetta & Company, Inc.
Serge Gootan	M/I Homes
Ed Bulleit	Investment Banker, Prager, Sealy & Co., LLC

FIRST ORDER OF BUSINESS

Call to Order

Mr. Lamb called the meeting to order.

SECOND ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors' Meeting on
December 1, 2003**

Mr. Lamb stated that the first order of business is to consider the minutes of the Board of Supervisors' meeting on December 1, 2003 (located behind tab 1). He asked if there were any additions, deletions or corrections to the minutes. Mr. Lamb stated that the motion box on page 5 of the minutes reflects that Bill Eshenbaugh was appointed as an Assistant Secretary; however, the appointment was Bob Ollweiller. Also, the date reflected on page 3 of the minutes should be corrected. There were no other corrections, so he asked for a motion to approve.

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 December 1, 2003 (as corrected) for Ballantrae Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Authorization to
Disburse District Funds 2004-04**

Mr. Lamb stated that the next item on the agenda is the consideration of Authorization to Disburse District Funds 2004-04 (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 Mr. Daskarolis, with all in favor, the Board approved Authorization to Disburse District Funds 2004-04 for Ballantrae Community Development District.

FOURTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2003/2004
Operating Budget**

Mr. Lamb stated that the next item on the agenda is the public hearing on the fiscal year 2003/2004 operating budget. 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 fiscal year 2003/2004 operating budget for Ballantrae Community Development District.

Mr. Lamb noted that there were two members of the general public present. 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 fiscal year 2003/2004 operating budget for Ballantrae Community Development District.

Mr. Lamb stated that the Board will now consider Resolution 2004-27, adopting the budget (behind tab 3). The budget totals \$177,175. He asked if there were any questions or comments. After a few general clarifications, Mr. Lamb asked for a motion to approve.

On MOTION by Mr. Sikorski, seconded by Mr. Daskarolis, with all in favor, the Board approved Resolution 2004-27, Adopting the Fiscal Year 2003/2004 Operating Budget (\$177,175) for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

Public Hearing on Uniform Method of Collecting

Mr. Lamb stated that the next item on the agenda is the public hearing on the uniform method of collecting. This item is needed for the District to collect assessments via the tax roll.

On MOTION by Mr. Sikorski, seconded by Ms. Collins, with all in favor, the Board approved Resolution 2004-28, Adopting the Uniform Method of Collecting for Ballantrae Community Development District.

Mr. Lamb noted that this item required the holding of a public hearing, which would allow for public testimony to be given on this topic. For this purpose, 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 Uniform Method of Collecting for Ballantrae Community Development District.

Mr. Lamb noted that there were two members of the general public present. 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. Daskarolis, seconded by Ms. Collins, with all in favor, the Board closed the public hearing on the Uniform Method of Collecting for Ballantrae Community Development District.

Mr. Lamb stated that it would now be appropriate for the Board to consider the Resolution 2004-28, adopting the uniform method of collecting (behind tab 4). He asked for a motion to ratify the previous approval of Resolution 2004-28, as it was made prior to the holding of the public hearing.

On MOTION by Mr. Sikorski, seconded by Ms. Collins, with all in favor, the Board ratified the approval of Resolution 2004-28, adopting the Uniform Method of Collecting for Ballantrae Community Development District.

SIXTH 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 four submittals were received: King Engineering, Geo Surv3, Inc., WilsonMiller, Inc., and Ash Engineering. Mr. Lamb stated that the Board has the ability to rank the firms and authorize Staff to negotiate a contract for District Engineering Services. Mr. Sikorski stated that he has reviewed each of the submittals. The Board ranked the firms as follows (1-5, with 5 being the highest): Geo Surv3, Inc. (5), WilsonMiller, Inc. (4), King Engineering (3), and Ash Engineering (2). Based on this ranking, the Board authorized Staff to negotiate a contract with Geo Surv3, Inc.

On MOTION by Mr. Sikorski, seconded by Mr. Daskarolis, with all in favor, the Board designated Geo Surv3, Inc. as the top-ranked firm for District Engineering Services and authorized Staff to negotiate a contract for Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

(Mr. Straley joined the meeting via speakerphone.) Mr. Straley reminded the Board that the Bond Validation Hearing will be held on January 12, 2004 in New Port Richey. He noted that the Assistant State Attorney, who is responsible for representing the public interest for bond validations, has looked at the Master Trust Indenture and the proposed form of the First Supplemental Trust Indenture ("Indenture") and she objects to the use of the term "mortgage" in the preamble of the indenture. She would like this terminology removed. Mr. Straley stated that he has conferred with Danny Tyler, Bond Counsel, and Mr. Tyler has no objection to this amendment. Mr. Straley asked for a motion to approve this change and also any other minor and/or technical changes which are requested from the State Attorney.

On MOTION by Mr. Sikorski, seconded by Ms. Collins, with all in favor, the Board approved the removal of the term "mortgage" from the Master Trust Indenture and form of the First Supplemental Trust Indenture, and authorized District Counsel and the Chairman to make any other changes requested by the State Attorney (which will be ratified at the next Board meeting) for Ballantrae Community Development District.

(Mr. disconnected via speakerphone from the meeting.)

B. Interim District Engineer

No report.

C. District Manager

Mr. Lamb stated that a proposed meeting/agenda format policy has been distributed behind tab 5. He briefly reviewed the format and asked if there were any questions. The only suggestion was to change the phrase "while in the clubhouse" to "while in the meeting room." Based on this, he asked for a motion to adopt this meeting format change.

On MOTION by Mr. Sikorski, seconded by Ms. Collins, with all in favor, the Board approved the meeting format change (as amended) for Ballantrae Community Development District.

Mr. Lamb stated that Staff is putting together information regarding the establishment of an official District website. This would be a standard municipal site, which would provide a venue for disseminating information to the public. This information will be presented to the Board next month.

EIGHTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

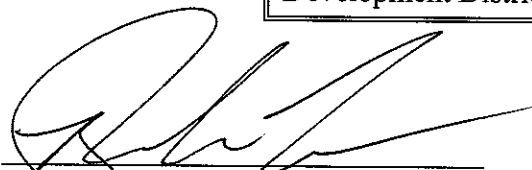
Mr. Lamb stated that the next item on the agenda is Supervisor requests and audience comments. There were audience members in attendance; however, there were no audience comments. Mr. Lamb asked if there were any Supervisor requests. There were none.

NINTH 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 Mr. Daskarolis, with all in favor, the Board adjourned the meeting for Ballantrae Community Development District.



Brian K. Lamb
Secretary



Fred Sikorski
Chairperson