

MINUTES OF MEETING

**BALLANTRAE
COMMUNITY DEVELOPMENT DISTRICT**

A meeting of the Board of Supervisors of Ballantrae Community Development District was held on **Monday, January 3, 2005 at 11:05 a.m.** at Trinity Model Center, 2731 Glennis Court, New Port Richey, FL 34655.

Present and constituting a quorum:

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

Also present were:

Greg Tuman	District Manager, Rizzetta & Company, Inc.
Eric Dailey	Rizzetta & Company, Inc.
Lee Thompson	Representative, M/I Homes
Dayne Piercefield	District Engineer, Geo Surv³, Inc.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Tuman called the meeting to order and performed roll call.

SECOND ORDER OF BUSINESS

**Consideration of Resolution 2005-01,
Re-designating Secretary and Assistant
Secretary**

Mr. Tuman stated that the first item on the agenda was the consideration of Resolution 2005-01, Re-designating the Secretary and Assistant Secretary (behind tab 1). He recommended that the Board designate Pete Williams as Secretary and Sue Ellen Gehrke as Assistant Secretary. Mr. Tuman asked for a motion to approve.

On MOTION by Mr. Daskarolis, seconded by Mr. Bagley, with all in favor, the Board approved Resolution 2005-01, Re-designating Pete Williams as Secretary and Sue Ellen Gehrke as Assistant Secretary for Ballantrae Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting on
November 1, 2004**

Mr. Tuman stated that the next item on the agenda was the consideration of the Minutes of the Board of Supervisors' Meeting on November 1, 2004 (behind tab 2). He asked if there were any corrections, deletions, or additions. A Board member asked for the status on the Rizzetta & Company, Inc. invoice in question from the previous meeting. Mr. Tuman stated that he emailed his findings to the Board. He stated he would resend the email to the Board. He asked for a motion to approve the minutes.

On MOTION by Mr. Sikorski, seconded by Mr. Daskarolis, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting on November 1, 2004 for Ballantrae Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for October**

Mr. Tuman stated that the next item on the agenda was the consideration of Operation and Maintenance Expenditures for October (located behind tab 3). He briefly reviewed the disbursements. He asked for a motion to approve.

On MOTION by Mr. Sikorski, seconded by Mr. Bagley, with all in favor, the Board approved the Operation and Maintenance Expenditures for October for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for December**

Mr. Tuman stated that the next item on the agenda was the consideration of Operation and Maintenance Expenditures for December. He briefly reviewed the disbursements.

On MOTION by Mr. Sikorski, seconded by Mr. Daskarolis, with all in favor, the Board approved the Operation and Maintenance Expenditures for December for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Series 2004 Construction Requisition #4

Mr. Tuman stated that the next item on the agenda was the consideration of Series 2004 Construction Requisition #4 (located behind tab 5). He stated that the requisition from Solar Manufacturing, Inc. totaled \$149,434.20. General discussion ensued. Mr. Tuman asked if there were any further questions. There were none, so he asked a motion to approve.

On MOTION by Mr. Sikorski, seconded by Mr. Daskarolis, with all in favor, the Board approved Series 2004 Construction Requisition #4 for Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Change Order from Cornerstone Farms

Mr. Tuman stated that the next item on the agenda was the consideration of a change order from Cornerstone Farms (located behind tab 6). He stated that Mr. Sikorski and Mr. Gootan had reviewed the change order. A discrepancy was noted in the change order. Mr. Tuman stated that he would research this issue. He recommended that the Board table the change order until the next meeting. General discussion ensued.

On MOTION by Mr. Sikorski, seconded by Mr. Bagley, with all in favor, the Board tabled the Change Order from Cornerstone Farms pending further research for Ballantrae Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Not Present.

- B. District Engineer
Mr. Piercefield briefly reviewed the status of the construction and acquisition account.

- C. District Manager
No report.

NINTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Mr. Tuman stated that the next item on the agenda was Supervisors requests and audience comments. There were no audience members present. Mr. Tuman asked if there were any Supervisor requests. Ms. Collins stated that the Board is required to complete and submit a financial statement of interest to the Supervisor of Election. Mr. Tuman stated that he would send the form to the Board members.

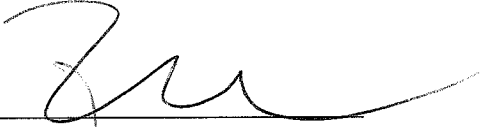
Mr. Sikorski stated that they were still in the process of getting underground electric brought into the community which is slowing the development. He stated that the electric company assured them they would have electricity by the end of January. Mr. Sikorski stated that it has delayed the construction of the development process by 2 or 3 months. He stated that the lift stations are anticipated to be ready for testing in 48 hours after there is electricity. Mr. Sikorski stated that there are currently 80 houses completed. He stated that there have been some slight alterations to the original landscape plan. Mr. Tuman asked if there were any further questions. There were none.

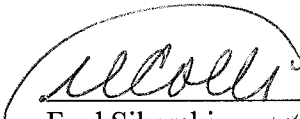
TENTH ORDER OF BUSINESS

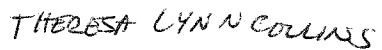
Adjournment

Mr. Tuman stated that, with no other business scheduled to come before the Board. Mr. Tuman asked for a motion to adjourn. The meeting was adjourned at 11:32 a.m.

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


Pete Williams
Secretary


Fred Sikorski
Vice Chairman


THERESA LYNN COLLINS