
MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**BALLANTRAE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Ballantrae Community Development District was held on **Monday, December 4, 2006 at 11:00 a.m.** at the Ballantrae Community Center, 17611 Mentmore Boulevard, Land O'Lakes, FL 34638.

Present and constituting a quorum:

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

Also present were:

Nils Hallberg	District Manager, Rizzetta & Company, Inc.
Lee Thompson	Representative, M/I Homes
Bill Fletcher	Field Manager

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting on October 2, 2006

Mr. Hallberg stated that the next item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting on October 2, 2006. He asked if there were any questions. Hearing none, Mr. Hallberg asked for a motion to approve.

On a Motion by Mr. Daskarolis, seconded by Ms. Collins, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on October 2, 2006 for Ballantrae Community Development District.
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THIRD ORDER OF BUSINESS

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

Mr. Hallberg stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for October totaling \$37,078.79. He briefly reviewed the expenditures for the Board, and asked if there were any questions. Hearing none, Mr. Hallberg asked for a motion to approve.

On a Motion by Mr. Daskarolis, seconded by Mr. Sikorski, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for October totaling \$37,078.79 for Ballantrae Community Development District.

Mr. Hallberg stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for November totaling \$63,395.37. He briefly reviewed the expenditures for the Board, and asked if there were any questions. Hearing none, Mr. Hallberg asked for a motion to approve.

On a Motion by Mr. Daskarolis, seconded by Mr. Bagley, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for November \$63,395.37 for Ballantrae Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Series 2004 Construction
Requisition #40**

Mr. Hallberg stated that the next item on the agenda was the consideration of Series 2004 Construction Requisition #40. He stated that it was for M/I Homes of Tampa, LLC in the amount of \$68.64. Mr. Hallberg stated that this closes out the account as there is a zero balance. He asked if there were any questions. Hearing none, Mr. Hallberg asked for a motion to approve.

On a Motion by Mr. Bagley, seconded by Mr. Daskarolis, with all in favor, the Board of Supervisors approved the Series 2004 Construction Requisition #40 for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Approving Financial
Audit for Fiscal Year 2004/2005**

Mr. Hallberg stated that the next item on the agenda was the consideration of approving the Audit for Fiscal Year 2004/2005. He stated that this had been previously reviewed by the Board, but no motion was made.

Mr. Hallberg asked for a motion to approve.

On a Motion by Mr. Daskarolis, seconded by Mr. Sikorski, with all in favor, the Board of Supervisors approved the Fiscal Year 2004/2005 Financial Audit for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Renewing the Contract
with Grau & Associates for Financial
Audit Services**

Mr. Hallberg stated that the next item on the agenda was the consideration of renewing the contract with Grau & Associates for Financial Audit Services. He stated that Mr. Sikorski had authorized Mr. Hallberg to reengage the contract with Grau & Associates, therefore, Mr. Hallberg asked for a motion to ratify.

On a Motion by Mr. Daskarolis, seconded by Ms. Collins, with all in favor, the Board of Supervisors ratified the Chairman's authorization to renew the contract with Grau & Associates for Financial Audit Services for Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion on Rental Policy

Mr. Hallberg stated that the next item on the agenda was the discussion on the Rental Policy. He stated that it has been brought to his attention that there is some concern with people tying up the Community Center on a regular basis. Mr. Hallberg recommended creating Rental Policies. A brief discussion ensued. It was stated that the new policies that will be in effect are: 1. Any household or group can rent the Community Center up to 4 times a year (with the exception of the Ballantrae CDD and HOA meetings). 2. All non-resident groups must pay a rental fee of \$100 during the weekday hours, and \$200 during the weekend hours per event. Mr. Hallberg asked for a motion to approve.

On a Motion by Ms. Collins, seconded by Mr. Bagley, with all in favor, the Board of Supervisors approved limiting Clubhouse rentals to four times a year for any household or group other than for CDD or HOA meetings and setting non-resident rates at \$100 during weekday hours and \$200 for weekend events for Ballantrae Community Development District.

EIGHTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Mr. Hallberg stated that the next item on the agenda was Supervisor requests and audience comments. He stated that there were no new audience members present.

Mr. Hallberg asked if there were any Supervisor requests.

Ms. Adrion recommended installing a fence around the playground, tennis courts, and basketball courts to prevent non-resident usage. A brief discussion ensued. It was stated that the Board would like to appoint a Committee to obtain proposals and cost estimates for the fencing. The Board appointed Lee Thompson, Mr. Daskarolis, Ms. Adrion, and Mr. Hallberg as the Committee.

A brief discussion ensued in regards to security cameras. No Board action was taken.

A brief discussion ensued in regards to key card replacements. It was stated that each replacement key will cost \$25. Mr. Hallberg asked for a motion to approve.

On a Motion by Mr. Sikorski, seconded by Mr. Bagley, with all in favor, the Board of Supervisors authorized charging \$25 per key card replacement for Ballantrae Community Development District.

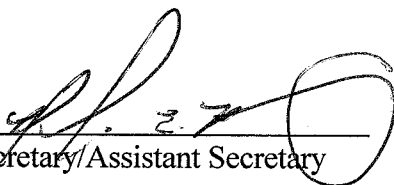
A brief discussion ensued in regards to insurance requirements for a bouncy gym that a resident will be using for a birthday party. The Board stated that he will need to have the bouncy gym rental company include the District as a co-insured for the day of the event.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Hallberg stated that there was no other business scheduled to come before the Board. He asked for a motion to adjourn the meeting.

On a Motion by Mr. Sikorski, seconded by Ms. Collins, with all in favor, the Board of Supervisors adjourned the Board of Supervisors' meeting at 12:30 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman