

**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**

A meeting of the Board of Supervisors of Ballantrae Community Development District was held on **Monday, February 6, 2006 at 5:40 p.m.** at the Ballantrae Sales Center, 3003 Downan Pointe Drive, Land O'Lakes, FL 34638.

Present and constituting a quorum:

Theresa Lynn Collins	<b>Board Supervisor, Vice Chairman</b>
Jim Bagley	<b>Board Supervisor, Assistant Secretary</b>
Bill Daskarolis	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Nils Hallberg	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Scott Brizendine	<b>Representative, Rizzetta &amp; Company, Inc.</b>
Tracy Robin	<b>District Counsel, Straley, Robin &amp; Williams, P.A.</b> <i>(via speakerphone)</i>
Lee Thompson	<b>Representative, M/I Homes</b>

**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 December 5, 2005**

Mr. Hallberg stated that the next item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting on December 5, 2005. Mr. Hallberg asked if there were any additions, deletions, or corrections. Hearing none, he asked for a motion to approve.

On Motion by Mr. Daskarolis, seconded by Ms. Collins, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on December 5, 2005 for Ballantrae Community Development District.
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**THIRD ORDER OF BUSINESS**

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

Mr. Hallberg stated that the next item on the agenda was the Operation and Maintenance Expenditures for December and January. He explained that he would be presenting these separately for the Board's consideration. Mr. Hallberg briefly reviewed the expenditures that occurred between November 1 through November 30, 2005 totaling \$28,067.05. He asked if there were any questions or comments. Ms. Collins asked if the invoice from Cornerstone Tree Farm for annuals in the amount of \$4,900.00 sounds correct, as it seems a little high to her. Mr. Brizendine confirmed that the budgeted amount was \$1,500.00.

On Motion by Mr. Bagley, seconded by Mr. Daskarolis, with all in favor, the Board approved the Operation and Maintenance Expenditures for December (totaling \$28,067.05) for Ballantrae Community Development District.

Mr. Hallberg stated that the January expenditures occurred within the District from December 1 through December 31, 2005 and totaled \$38,373.25. He asked if there were any questions or comments. Mr. Brizendine asked Mr. Thompson if he has had any communication with Lake Masters Aquatic Weed Control, Inc.. He stated that the District office has received a few phone calls regarding debris in the ponds. Mr. Hallberg stated that it seems to be mostly construction debris. Mr. Thompson stated that he would look into that issue. A brief discussion ensued regarding Progress Energy-Florida, Inc. and the street lights. It was stated that the District had received a \$7,000 credit due to issues with the installation.

On Motion by Mr. Daskarolis, seconded by Ms. Collins, with all in favor, the Board approved the Operation and Maintenance Expenditures for January (totaling \$38,373.25) for Ballantrae Community Development District.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel  
No report.

B. District Engineer  
Not present.

C. District Manager  
Mr. Brizendine stated that District office has received a few inquiries as to what the rental policy for the clubhouse will be once it is completed. A question was asked regarding whether a security deposit and/or a rental fee would be established. A brief discussion ensued regarding whether there will be a different rate for residents and non-residents.

Mr. Robin stated that if the clubhouse is owned by the District it needs to be open to the public. He recommended that the price be comparable to other facilities in the area.

Ms. Collins stated that the building will not be completed until late second quarter or early third quarter, and she would like to wait until Staff can provide rate comparisons, etc. before setting the policy. Mr. Robin stated that many facilities require security for events that would be serving alcohol. He clarified for the Board that the District does have sovereign immunity up to \$100,000 per person and \$200,000 per event, plus most Districts carry liability insurance to cover the possibility of a claim being brought against them. Mr. Robin stated that asking people to sign a waiver of liability is not a viable option. He stated that restricting hours and having higher rates for these type of events to cover the cost of security or personnel being available typically covers a lot of the issues the District may encounter.

Mr. Hallberg stated that Staff has located a firm that will make the keys for the pool at a cost of \$1.00 per key. It was stated that a final decision on what type of entrance means will be used has not been made to date.

Mr. Hallberg stated that he has contracted with Sylvia's Pool for \$325.00 a month and this includes cleaning the town home pool twice a week. It was stated that they do need keys for the bathroom at that pool.

Mr. Brizendine explained that he has received a proposal in the amount of \$268.00 a month for cleaning the bathrooms, pool furniture and pressure washing the pool deck. He explained that Larry Easton has worked in other Districts and done an excellent job. Mr. Brizendine stated that he is a handy man and could even do some small electrical jobs if needed. Ms. Collins asked if he was a licensed electrician. Mr. Brizendine stated that he was.

Mr. Hallberg stated that he has received an e-mail from a resident regarding a broken sprinkler tube with a pointed, jagged edge on Ayrshire Boulevard. He asked Mr. Thompson to follow up on the issue because he was unable to find it. Mr. Thompson stated that he would have Cornerstone Tree Farm replace it.

#### **FIFTH ORDER OF BUSINESS**

#### **Supervisor Requests and Audience Comments**

Mr. Hallberg stated that the next item on the agenda was Supervisors requests and audience comments. There were no new audience members present. Mr. Hallberg asked if there were any Supervisor requests. There were none.

**SIXTH 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 Motion by Ms. Collins, seconded by Mr. Bagley, with all in favor, the Board adjourned the Board of Supervisors' meeting at 5:55 p.m. for Ballantrae Community Development District.

 3/00/05  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman