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**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, April 3, 2006 at 11:00 a.m.** at the Ballantrae Sales Center, 3003 Downan Pointe Drive, Land O'Lakes, FL 34638.

Present and constituting a quorum:

Fred Sikorski	<b>Board Supervisor, Chairman</b>
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>
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 March 6, 2006**

Mr. Hallberg stated that the next item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting on March 6, 2006. Mr. Hallberg asked if there were any additions, deletions, or corrections. Hearing none, he asked for a motion to approve.

On Motion by Ms. Collins, seconded by Mr. Daskarolis, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on March 6, 2006 for Ballantrae Community Development District.
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**THIRD ORDER OF BUSINESS**

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

Mr. Hallberg stated that the next item on the agenda was the Operation and Maintenance Expenditures for March. He briefly reviewed the expenditures that occurred between February 1, and February 28, 2006 totaling \$56,763.39, stating that a big portion of these expenses was for the installation of the lighting by Progress Energy. A brief discussion ensued regarding this issue and whether the Homeowner's Association should have been responsible for some of these costs. It was stated that the District chose to include the lighting in its Operation and Maintenance Budget so the funds would be collected on the tax bills. It was also noted that there were no deposits paid to Progress Energy and therefore there would be no funds coming back to the District.

A brief discussion ensued regarding the status of the current fiscal year budget. Mr. Hallberg stated that the District was operating within the budget and should come in slightly under budget as the pool is opening later than originally planned. He confirmed that monthly financials are being sent to all Board Supervisors.

Further discussion was held regarding the timing of advertising for proposals relating to overall landscape maintenance. It was stated that a Request for Proposals for lawn and pond maintenance should be done during the 2<sup>nd</sup> quarter. Mr. Hallberg asked if there were any further questions or comments. Hearing none, he asked for a motion to approve the Operation and Maintenance Expenditures for March.

On Motion by Mr. Daskarolis, seconded by Mr. Sikorski, with all in favor, the Board approved the Operation and Maintenance Expenditures for March totaling \$56,763.39 for Ballantrae Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2006-04, Re-  
Designating Assistant Secretaries**

Mr. Hallberg stated that the next item on the agenda was the consideration of Resolution 2006-04, Re-designating Assistant Secretaries. He stated that since Mr. Ollweiler is now officially sworn in, it would be appropriate for the Board to re-designate the Assistant Secretaries. He recommended that Bob Ollweiler, Jim Bagley, Bill Daskarolis, Sue Ellen Gehrke and himself be appointed as Assistant Secretaries. Mr. Sikorski made a motion to approve.

On Motion by Mr. Sikorski, seconded by Ms. Collins, with all in favor, the Board approved the Resolution 2006-04, Re-designating Bob Ollweiler, Jim Bagley, Bill Daskarolis, Nils Hallberg and Sue Ellen Gehrke as Assistant Secretaries for Ballantrae Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel  
Not present.

B. District Engineer  
Not present.

C. District Manager

Mr. Hallberg distributed copies of the Facility rental policies from communities with similar facilities as Ballantrae. He briefly reviewed the fee structures for each and stated that of those he reviewed, only two communities allow non-resident rentals. Mr. Hallberg stated that every facility was staffed and recommended that the District consider hiring an onsite maintenance person with a Certified Pool Operator's license. He stated that pool readings are required on daily basis and this person could be responsible for the pool as well as the repair of broken sprinklers and other maintenance issues. Mr. Hallberg stated that currently Sylvia Pools is maintaining the pools on a weekly basis and Mr. Easton is cleaning the pool restroom facilities. A brief discussion ensued regarding salary ranges for this position and the days and hours for a maintenance person. It was stated that this position was not budgeted as a specific line item for this year, but given the maintenance savings from the delayed pool opening, the funds will be available. Mr. Sikorski asked that Mr. Hallberg prepare a job description for the next meeting.

Mr. Hallberg asked that the Board review the proposals. Mr. Sikorski stated that the Board could review the various options and be prepared to set a fee structure and policy at the next meeting. A brief discussion ensued. Mr. Hallberg recommended that the rentals be for rooms only and not include the use of the pool. Ms. Collins asked that the specifications regarding the room capacity be forwarded to all the Board Supervisors.

Mr. Hallberg distributed a copy of a new District Engineering contract. Mr. Sikorski explained that the firm of WilsonMiller, Inc. acquired GeoSurv3, Inc. the firm the current District Engineer is employed by. Mr. Sikorski asked if the new rates were comparable to what was in the GeoSurv3, Inc. contract. Mr. Hallberg stated that he believed they were the same. Mr. Sikorski made a motion to authorize Mr. Hallberg to execute the contract with WilsonMiller pending verification of comparable rates.

On Motion by Mr. Sikorski, seconded by Mr. Bagley, with all in favor, the Board authorized District Management to execute the contract with WilsonMiller, Inc. pending verification that the rates for District Engineer services are comparable to the contract held with the prior firm of GeoSurv3, Inc. for Ballantrae Community Development District.

Mr. Hallberg provided an update to the Board regarding the hazardous fluid spill that occurred during a residential pool installation. He stated that he received a letter from Mr. Piercefield verifying that the spill damaged the roadway, which will need to be repaired. Mr. Hallberg stated that he has tried to contact the company responsible on three separate occasions, but has yet to get a response. He inquired whether the Board would like to turn this matter over to District Counsel.

Ms. Collins asked if a letter had been sent to them. Mr. Hallberg stated that his attempts to contact them have all been by phone. Following a brief discussion Mr. Sikorski recommended that a certified letter be mailed to the vendor with a copy being sent to the County Engineering Department. Mr. Hallberg stated that he would prepare the letter and forward it to Mr. Sikorski for review. Mr. Sikorski stated that he would confirm whether the County needs to be involved in this issue.

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

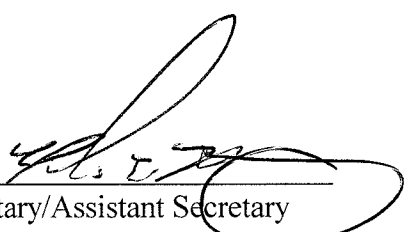
Mr. Hallberg stated that the next item on the agenda was Supervisor requests and audience comments. He stated that there were no new audience members present. Mr. Hallberg asked if there were any Supervisor requests. Ms. Collins asked if Cornerstone Tree Farm was contacted regarding the late invoices that were approved last month and if there is a process in place to ensure that double billing does not occur. Mr. Hallberg stated that he confirmed that the invoices were not double billed and explained that Mr. Thompson is approving the invoices prior to payment. Mr. Daskarolis stated that he would like some reassurance that a policy has been created to prevent late invoicing and asked that it be brought to the next meeting.

**SEVENTH 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. Sikorski, with all in favor, the Board adjourned the Board of Supervisors' meeting at 11:40 a.m. for Ballantrae Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman