

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 continued meeting of the Board of Supervisors of Ballantrae Community Development District was held on **Monday, July 13, 2006 at 3:00 p.m.** at the Ballantrae Sales Center, 3003 Downan Pointe Drive, 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

Also present were:

Nils Hallberg	District Manager, Rizzetta & Company, Inc.
Lee Thompson	Representative, M/I Homes
Bill Fletcher	Maintenance 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 June 5, 2006

Mr. Hallberg stated that the next item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting on June 5, 2006. Mr. Hallberg asked if there were any additions, deletions, or corrections. Hearing none, he asked for a motion to approve.

On Motion by Mr. Sikorski, seconded by Mr. Daskarolis, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on June 5, 2006 for Ballantrae Community Development District.

THIRD ORDER OF BUSINESS

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

Mr. Hallberg stated that the next item on the agenda was the Operation and Maintenance Expenditures for June. He briefly reviewed the expenditures that occurred between May 1 and May 31, 2006 totaling \$92,218.70, stating that these cover expenses such as lake and landscape maintenance, District Management, legal and engineering fees, liability insurance, annual auditing services and other normal monthly expenditures. A brief discussion ensued regarding the invoices from Progress Energy and the status of the request by Mr. Thompson for credits and tax refunds. It was noted that someone should be tracking the deposits that have been paid and when they should be refunded. Mr. Hallberg stated that he would check with accounting on this issue.

Mr. Daskarolis made a motion to approve the June expenditures.

On Motion by Mr. Daskarolis, seconded by Ms. Collins, with all in favor, the Board approved the Operation and Maintenance Expenditures for June totaling \$92,218.70 for Ballantrae Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Series 2004
Construction Requisition #38**

Mr. Hallberg stated that the next item on the agenda was the consideration of the Series 2004 Construction Requisition # 38 totaling \$34,000 payable to M/I Homes. He stated that the requisition has been approved by both the Chairman and District Engineer. Mr. Daskarolis made a motion to approve.

On Motion by Mr. Daskarolis, seconded by Ms. Collins, with all in favor, the Board approved the Series 2004 Construction Requisition #38 for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Hiring of Field Managers

Mr. Hallberg stated that the next item on the agenda was the ratification of the hiring of the Field Managers. He stated that this was previously approved by the Board and does not need to be ratified. However, he would like to introduce Bill Fletcher to the Board. Mr. Hallberg stated that Mr. Fletcher will be on site weekdays and Victor Muniz will be covering the weekends and take direction from Mr. Fletcher. He stated that the phone has been installed at the clubhouse and the number is 813-926-0008. Mr. Fletcher stated that he is also available by cell phone at 813-842-4464 for emergencies. Mr. Brizendine clarified that the District is paying a stipend for Mr. Fletcher's cell phone. A brief discussion ensued regarding some of the issues that Mr. Fletcher has encountered since coming on staff. He stated that there have been several instances of vandalism and he has actually had to close the pool on two occasions for sanitary reasons. Adding security cameras was discussed as one possible solution, but no Board action was taken.

Ms. Collins stated that a Grand Opening Celebration will be held on August 4, 2006 between 4:00 and 7:00 p.m. She explained that door knockers are going to be placed on door knobs to notify residents of the event.

Mr. Fletcher stated that he has had several requests for vending machines and a bulletin board from residents. A brief discussion ensued regarding these requests but no board action was taken. Further discussion ensued regarding other items that are needed for the pool and clubhouse.

SIXTH ORDER OF BUSINESS

**Discussion on Establishing a Policy for
Non-Resident Rentals of the Clubhouse
Facility**

Mr. Hallberg stated that the next item on the agenda was the discussion on establishing a policy for non-resident rentals of the clubhouse facility. He explained that before anything definitive can be decided, a public hearing will need to be held. Mr. Hallberg stated that while no one can be excluded from using the facilities, the District can charge non-residents the same amount residents pay for their Operation & Maintenance assessment, along with the standard rental fee. It was recommended that the highest assessment level be used for establishing the base rate for non-resident rentals. It was stated that anyone paying this fee would have access to the facilities for the entire year. Ms. Collins inquired if it would be possible to collect a capital contribution as well. A brief discussion ensued.

Mr. Hallberg stated that he would prepare a resolution to set the public hearing on the policies for the next meeting.

SEVENTH ORDER OF BUSINESS

**Discussion on Purchase of a Utility
Vehicle, Storage Shed and Tools**

Mr. Hallberg stated that the next item on the agenda was the discussion on the purchase of a utility vehicle, storage shed and tools to meet the maintenance needs of the District. He stated that given the two facilities that Mr. Fletcher is responsible for maintaining and monitoring, it would be more efficient if he had a vehicle (a Gator or John Deere Mule) to travel around the community. Mr. Hallberg recommended that the District also purchase a storage shed for the vehicle and some tools that will be needed to handle the most common maintenance issues. He provided cost estimates for the vehicle and the shed and asked that M/I Homes loan the funds to the District until the assessments come in for next year as these items are needed as soon as possible. Mr. Hallberg stated that these items were included in the Fiscal Year 2006/2007 Proposed Budget. It was stated that M/I Homes has indicated that they would be willing to loan the District the funds. He made a motion to authorize District Staff to work with Mr. Thompson to purchase a vehicle and shed with a not-to-exceed amount of \$13,000. It was recommended that District Counsel be asked to draft the loan documents.

On Motion by Mr. Sikorski, seconded by Ms. Collins, with all in favor, the Board authorized District Staff to work with Mr. Thompson to purchase a vehicle and shed for the Filed Manager's use within the District with a not-to-exceed amount of \$13,000 for Ballantrae Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Not present.
- B. District Engineer
Not present.
- C. District Manager
No report.

NINTH 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. It was stated that Mr. Ollweiler may be resigning from the Board within the next few weeks. A brief discussion ensued regarding the possibility of finding a resident to replace Mr. Ollweiler.

TENTH 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. Daskarolis, with all in favor, the Board adjourned the Board of Supervisors' meeting at 3:55 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman