

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, August 7, 2006 at 5:30 p.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

Also present were:

Nils Hallberg	District Manager, Rizzetta & Company, Inc.
Tracey Robin	District Counsel, Straley, Robin & Williams <i>(joined the meeting in progress)</i>
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' Meetings on July 10th and
July 13th, 2006**

Mr. Hallberg stated that the next item on the agenda was the consideration of the minutes of the Board of Supervisors' meetings on July 10th and 13th, 2006. He asked that the Board consider each meeting separately. Mr. Hallberg asked if there were any additions, deletions, or corrections to the minutes of the July 10th meeting. 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 July 10, 2006 for Ballantrae Community Development District.

Mr. Hallberg asked if there were any additions, deletions, or corrections to the minutes of the July 13th meeting. Ms. Collins asked for verification that the phone numbers listed in the minutes are correct. Mr. Hallberg confirmed that they are correct as recorded. Mr. Sikorski made a motion to approve.

On Motion by Mr. Sikorski, seconded by Mr. Bagley, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on July 13, 2006 for Ballantrae Community Development District.

THIRD ORDER OF BUSINESS

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

Mr. Hallberg stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for July. He briefly reviewed the expenditures that were processed between June 1 and June 30, 2006 totaling \$17,876.23, stating that these cover expenses such as District Management, legal and engineering fees, patrolling by the Pasco County Sheriff's Department, costs associated with opening the Community Center and other normal monthly expenditures. Mr. Hallberg stated that services from Sylvia Pools will be terminated in the next month or two. He clarified for Mr. Daskarolis that the District Management fees have not increased and the Sheriff's Department had specific hours during the two weeks that they were used. Ms. Collins inquired about the Lake Masters Aquatic June invoice and if the service was acceptable for this month. Mr. Thompson stated that their contract was terminated effective the end of July. Mr. Hallberg stated that under the terms of the contract the invoice had to be paid, but they are gone. Mr. Daskarolis inquired about the status a credit for the taxes charged by Progress Energy. Mr. Hallberg stated that he is still working on this issue and that the District will be receiving a credit once everything is resolved.

Mr. Hallberg stated that a motion and a second has been made. He asked if there was any further discussion. There was none.

On Motion by Mr. Daskarolis, seconded by Mr. Sikorski, with all in favor, the Board approved the Operation and Maintenance Expenditures for July totaling \$17,876.23 for Ballantrae Community Development District.

(Tracey Robin joined the meeting in progress.)

FOURTH ORDER OF BUSINESS

**Ratification of All Board Actions Taken
During the Board of Supervisors'
Meeting on July 13, 2006**

Mr. Hallberg stated that the next item on the agenda was the ratification of all Board actions taken during the Board of Supervisors' meeting on July 13th. He explained that this is necessary as there was not sufficient time to properly advertise the July 13th meeting.

On Motion by Mr. Sikorski, seconded by Ms. Collins, with all in favor, the Board ratified all Board actions taken during the July 13, 2006 Board of Supervisors' meeting for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2006/2007
Final Budget**

Mr. Hallberg stated that the next item on the agenda was the public hearing on the Fiscal Year 2006/2007 Final Budget. He asked for a motion to open the public hearing.

On Motion by Ms. Collins, seconded by Mr. Daskarolis, with all in favor, the Board opened the public hearing on the Fiscal Year 2006/2007 Final Budget for Ballantrae Community Development District.

Mr. Hallberg stated that this meeting is officially open to the public. He distributed revised copies of the proposed budget stating that there should have been nothing listed under the direct bill line item. Mr. Hallberg stated that it also contains some revisions based on a meeting between himself and Mr. Thompson. He stated that they are recommending that the street lights be increased to \$104,000 from the \$90,000 proposed based on the increases that are currently being seen. Mr. Hallberg stated that water was increased for the recreational facility, as actual bills are coming in higher than what was originally budgeted. He stated that funds were reallocated from landscape maintenance to landscape replacement. Mr. Hallberg briefly reviewed the assessment levels based on the new revisions. He recommended that the Board review each line item individually.

Following this review, the Board decided to reduce the property insurance premium by including an "X wind" clause for all structures within the community other than the Ballantrae Community Center and the Pool Cabana at the Straiton Townhomes. Mr. Hallberg stated he would contact the insurance company regarding the inclusion of the "X wind" clause that will remove hurricane coverage from all properties other than the Ballantrae Community Center and the Pool Cabana. He asked for a motion to that affect.

On Motion by Mr. Sikorski, seconded by Ms. Collins, with all in favor, the Board approved including an "X wind" clause in the Property Insurance policy for all structures within the community other than the Ballantrae Community Center and the Pool Cabana at the Straiton Townhomes for Ballantrae Community Development District.

The Board decided to allocate \$12,000 for Property Insurance based on the reduction in coverage. They also decided to increase the phones to \$3,600.

Mr. Hallberg stated that the new budget total incorporating the revisions just made is \$779,445. A brief discussion ensued regarding the status of current Fiscal Year's budget. Mr.

Hallberg asked if there was any further discussion. Hearing none, he asked for a motion to close the public hearing.

On Motion by Ms. Collins, seconded by Mr. Daskarolis, with all in favor, the Board closed the Public Hearing on the Fiscal Year 2006/2007 Final Budget for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2006-06,
Adopting the Fiscal Year 2006/2007 Final
Budget**

Mr. Hallberg stated that the next item on the agenda was the consideration of Resolution 2006-06, Adopting the Fiscal Year 2006/2007 Final Budget. Mr. Hallberg read the title of the resolution into the record and asked if there were any questions. Hearing none he asked for a motion to approve.

On Motion by Ms. Collins, seconded by Mr. Bagley, with all in favor, the Board approved Resolution 2006-06, Adopting the Fiscal Year 2006/2007 Final Budget totaling \$779,475 for Ballantrae Community Development District.

Mr. Hallberg provided an estimate of the assessment levels based on the new total, stating that he would email the Board with actual numbers as soon as they are available.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2006-07,
Setting the Meeting Schedule for Fiscal
Year 2006/2007**

Mr. Hallberg stated that the next item on the agenda was the consideration of resolution 2006-07, Setting the meeting schedule for Fiscal Year 2006/2007. He stated that, currently, the Board meets on the first Monday of every month at 11:00 a.m. at the Ballantrae Community Center, located at 17611 Mentmore Boulevard, Land O' Lakes, FL. He stated that based on this schedule and adjusting for months when the first Monday falls on a holiday the meetings will be held on October 2, November 6 and December 4, 2006 and on January 8, February 5, March 5, April 9, May 7, June 4, July 2, August 6, and September 10, 2007. Mr. Hallberg recommended that the Board hold evening meetings in November, February, June and August at 5:00 p.m. Mr. Hallberg read the resolution into the record.

On a Motion by Ms. Collins, seconded by Mr. Daskarolis, with all in favor, the Board of Supervisors approved Resolution 2006-07, Setting the Meeting Schedule for Fiscal Year 2006/2007 as the first Monday of the month at 11:00 a.m. at the Ballantrae Community Center, located at 17611 Mentmore Boulevard, Land O' Lakes, FL 34638, with the exception of the months of November, February, June and August, when the meetings will be held at 5:00 p.m. for Ballantrae Community Development District.

EIGHTH ORDER OF BUSINESS

**Discussion on Policy for Clubhouse Usage
and Setting the Public Hearing to
Establish Said Policy**

Mr. Hallberg stated that this issued may not need to be discussed, since District funds were not used to construct the facility and therefore will not need to be open to the general public. Mr. Robin stated that the District will need to substantiate this before a determination can be made. A brief discussion ensued. Mr. Sikorski stated that he would provide the documentation. It was decided to table further discussion on this topic until next month.

Further discussion ensued regarding the use of the conference room by residents, when it is not booked for a private function. It was stated that the room would need to remain open to the public during the Board of Supervisor's Meetings that will be held here. Mr. Fletcher recommended that the office door be re-keyed so that those having access to the conference room would not be able to enter the office area.

NINTH ORDER OF BUSINESS

**Discussion on Security Systems for the
District**

Mr. Hallberg stated that the next item on the agenda was a discussion on purchasing a security system for the District. He presented proposals from several firms for the various types of security systems, including key cards and thumb readers. Mr. Hallberg explained that the prices do not include the actual cards and all systems have the ability to time out and refuse access to residents during the hours that the pool area is closed. He stated that he also has prices for purchasing security cameras as well. Mr. Hallberg stated that the vendors are willing to do a presentation of the products once the Board has decided on the route it wants to go. He stated that he contacted security companies to obtain a quote for monitoring the facility as well. Mr. Fletcher reviewed the types of issues that he is finding, stating that pool furniture is frequently found in the pool, fire extinguishers are frequently discharged and he has found evidence of drug use and drinking in the pool area. A recommendation was made that the Sheriff's Office be contacted and offer them the use of Community Center as a substation. Another recommendation was made to obtain pricing for motion sensor lighting at the Community Center.

Following a brief discussion, it was decided that District Staff should work with the Vice Chairman to obtain the appropriate security system for the District with a cost not-to-exceed \$15,000. Mr. Hallberg asked for a motion to that affect.

On Motion by Mr. Sikorski, seconded by Mr. Bagley, with all in favor, the Board authorized the Vice Chairman to work with Staff to obtain the appropriate security system for the District with a cost not-to-exceed \$15,000 for Ballantrae Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Robin stated that he has prepared the note for the loan from M/I Homes for the purchase of the maintenance shed, mule and associated equipment with a not-to-exceed amount of \$13,000. He stated that the term of the loan is for repayment to be made by January 31, 2007. Mr. Robin asked for a motion to approve the loan.

On Motion by Ms. Collins, seconded by Mr. Daskarolis, with all in favor, the Board approved the loan from M/I Homes for the purchase of the maintenance shed, mule and associated equipment with a not-to-exceed amount of \$13,000 and a repayment date of January 31, 2007 for Ballantrae Community Development District.

Mr. Robin stated that Mr. Hallberg had contacted him regarding a request from Verizon for the granting of an Easement. He explained that Progress Energy is removing their poles and burying the lines and Verizon would like an easement to bury their lines, which were located on the poles as well. Following a brief discussion, it was decided to postpone further discussion on this issue pending verification of ownership of the property in question.

B. District Engineer

Not present.

C. District Manager

No report.

ELEVENTH 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. Mr. Sikorski stated that the Developer has been approached regarding the installation of a sidewalk along the west side of Ballantrae Boulevard in Villages 3A and 3B to improve access to the recreation center. He stated that the Developer has discussed the option of having the District pay for this improvement with the intention of M/I Homes reimbursing the District for this expense. Mr. Sikorski stated that the Developer has also been approached regarding building a Pavilion in Village 2B in the park area that is being built at this time. He stated that M/I Homes has also agreed to fund this project, to include the installation of a sidewalk tying the path around the lake to the road. A brief discussion ensued.

TWELFTH 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 7:27 p.m. for Ballantrae Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman