

**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, January 8, 2007 at 11:05 a.m.** at the Ballantrae Community Center, 17611 Mentmore Boulevard, 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>
Bill Daskarolis	<b>Board Supervisor, Assistant Secretary</b>
Jim Bagley	<b>Board Supervisor, Assistant Secretary</b>
Patricia Adrion	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Nils Hallberg	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tracey Robin	<b>District Counsel, Straley &amp; Robin</b> <i>(via speakerphone)</i>
Lee Thompson	<b>Representative, M/I Homes</b>
Bill Fletcher	<b>Field Manager</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 4, 2006**

Mr. Hallberg stated that the next item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting on December 4, 2006. He asked the Board to review the minutes and let him know if there were any additions, deletions, or corrections. Hearing none, Mr. Hallberg asked for a motion to approve.

On a Motion by Ms. Collins, seconded by Mr. Daskarolis, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on December 4, 2006 for Ballantrae Community Development District.

**THIRD ORDER OF BUSINESS**

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

Mr. Hallberg stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for December totaling \$55,061.02. 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 December totaling \$55,061.02 for Ballantrae Community Development District.

**FOURTH ORDER OF BUSINESS**

**Discussion on Facility Rules and Fee  
Schedule for Recreational Facilities**

Mr. Hallberg stated that the next item on the agenda was a discussion on the facility rules and fees schedule relating to the recreational facilities. He stated that he is in the process of compiling the rules and regulations and the various fee schedules that have been approved at previous meetings, but is not ready to present them to the Board at this time. Mr. Hallberg asked that this be tabled until the next meeting.

**FIFTH ORDER OF BUSINESS**

**Consideration of Setting the Date for a  
Public Hearing on Facility Rules and Fee  
Schedule for the Recreational Facilities**

Mr. Hallberg stated that the next item on the agenda was the consideration of setting the date for a public hearing on establishing the facility rules and setting fee schedules for the recreational facilities. He distributed a draft copy of the resolution that will be used to formally adopt the rules and fees for the recreational facility. He explained that District Counsel confirmed that a public hearing was needed and that notification of the hearing must be advertised 25 days prior to the hearing. Mr. Hallberg reviewed the various fee schedules that have been approved by the Board. He recommended that the public hearing be held on February 5<sup>th</sup>, which is an evening meeting and would provide the best opportunity for resident input. Following a brief discussion, Ms. Collins made a motion to hold the public hearing on February 5, 2007.

On a Motion by Ms. Collins, seconded by Mr. Bagley, with all in favor, the Board of Supervisors set a Public Hearing on establishing the rules and fee schedules for the District's recreational facilities on February 5, 2007, at 11:00 a.m. at the Ballantrae Community Center, 17611 Mentmore Boulevard, Land O'Lakes, FL 34638 for Ballantrae Community Development District.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
Not present.
- C. District Manager  
Mr. Hallberg stated that the District will be issuing a payment for the \$40,000 loan from M/I Homes by the 19<sup>th</sup> of this month.

Mr. Hallberg stated that as per the Board's request, a proposal was obtained from A Total Solution, Inc. for a card reader at the existing tennis court gate and the future basketball court. Mr. Fletcher reviewed the proposal totaling \$6,430.16. Mr. Hallberg stated that the system would be compatible with the system that is being installed at the clubhouse. Mr. Hallberg stated that he would obtain a cost to install a fence around the basketball court and bring a total back to the Board at the next meeting so they will have an idea of the total cost for the project. A brief discussion was held regarding the need for this project.

A brief discussion ensued regarding the status of the system being installed at the pool and clubhouse. Mr. Fletcher stated that the surveillance camera system is now in place. He recommended that one camera be moved to a different location in order to provide surveillance of a wider area. Mr. Fletcher stated that he doesn't anticipate any issues with the firm adjusting the cameras, etc., it is just a matter of getting them out to do the work. A brief discussion ensued.

Mr. Hallberg stated that the new landscaping firm started this week. Mr. Fletcher stated that he has met with them and they seem very responsive to the needs of the community. He stated that he has seen three or four workers every day this week mowing or weeding the gardens.

**SEVENTH 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 stated that there is a light out on Mentmore Boulevard that needs to be fixed.

Mr. Robin stated that in reviewing the time frame for the public hearing there isn't enough time to meet the advertising requirements to hold it at the February 5<sup>th</sup> meeting. A brief discussion ensued. Ms. Collins stated that postponing the meeting would also give the Board more time to review the proposed rules. She asked whether residents would have the opportunity to provide input during the February meeting. Mr. Hallberg stated that residents would be able to ask questions about the rules during the audience comments section of the meeting. Ms. Collins made a motion to amend the previous motion setting the public hearing on February 5<sup>th</sup>; moving it to March 5<sup>th</sup>.

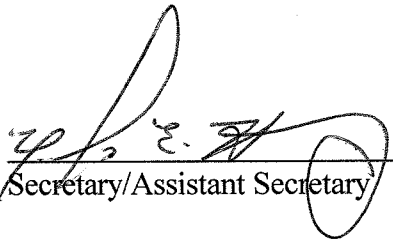
On a Motion by Ms. Collins, seconded by Mr. Bagley, with all in favor, the Board of Supervisors amended the motion setting a Public Hearing on establishing the rules and fee schedule for the District's recreational facilities on February 5, 2007, and moved it to March 5, 2007 at 11:00 a.m. at the Ballantrae Community Center, 17611 Mentmore Boulevard, Land O'Lakes, FL 34638 for Ballantrae Community Development District.

**EIGHTH 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 Ms. Collins, seconded by Mr. Sikorski, with all in favor, the Board of Supervisors adjourned the Board of Supervisors' meeting at 11:35 a.m. for Ballantrae Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman