
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 the Ballantrae Community Development District was held on **Monday, October 1, 2007 at 6:05 p.m.** at the Ballantrae Community Center, located at 17611 Mentmore Boulevard, Land O'Lakes, FL 34638.

Present and constituting a quorum:

Fred Sikorski	Board Supervisor, Chairman
Bill Daskarolis	Board Supervisor, Assistant Secretary
Patricia Adrion	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
Tonja Stewart	District Engineer, WilsonMiller, Inc.
Bill Fletcher	Maintenance Supervisor
Audience	

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 September 10,
2007**

Mr. Hallberg stated that the first item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting on September 10, 2007. He asked the Board if there were any additions, deletions, or corrections. Hearing none, Mr. Hallberg asked for a motion to approve.

<p>On a Motion by Mr. Sikorski, seconded by Mr. Bagley, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on September 10, 2007 for Ballantrae Community Development District.</p>

THIRD ORDER OF BUSINESS

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

Mr. Hallberg stated that the next item on the agenda was the consideration of the operation and maintenance expenditures for September totaling \$54,474.04. He briefly reviewed the expenditures for the Board processed during the period of August 1-31, 2007 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. Bagley, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for September totaling \$54,474.04 for Ballantrae Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Recommendations from
the Audit Selection Committee**

Mr. Hallberg stated that the next item on the agenda was the consideration of the recommendations made by the Audit Selection Committee regarding auditing services for the Fiscal Year 2006/2007 Financial Audit. He stated that the Audit Selection Committee met just prior to the Board of Supervisor's meeting and is recommending that the Board approve the proposal instructions and the evaluation criteria with a pricing component. Mr. Hallberg asked for a motion to accept the recommendation of the Audit Selection Committee and authorize Staff to submit the Request for Proposals for advertisement in the local newspaper.

On a Motion by Mr. Sikorski, seconded by Mr. Daskarolis, with all in favor, the Board of Supervisors accepted the recommendation of the Audit Selection Committee and authorized Staff to submit the Request for Proposals advertisement in the local newspaper for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Fencing Proposals

Mr. Hallberg stated that the next item on the agenda was the consideration of fencing proposals to enclose the basketball courts. Mr. Sikorski stated that based on resident input obtained during last month's evening meeting, he felt that this was not something that the community wanted and should be dropped. Following a brief discussion the Board agreed to table this item indefinitely.

SIXTH ORDER OF BUSINESS

Discussion on Election Candidates

Mr. Hallberg stated that the next item on the agenda was a discussion on the election candidates. He stated that six residents have expressed an interest in running for the three open seats on the Board. Mr. Hallberg confirmed that the current Board members, whose terms were expiring, did not intend to run for another term. He stated that the six names would be placed on the ballot in random order and the ballots and proxies would be available at the clubhouse by October 15th.

Mr. Hallberg stated that Staff would be at the clubhouse from 3:00 p.m. to 6:00 p.m. the day of the election to accept the ballots and proxies prior to the actual Landowner's meeting on November 5, 2007. He reviewed the procedure for selecting the Board and stated that the new Board would be sworn in prior to the regular meeting.

SEVENTH ORDER OF BUSINESS

Discussion on Status of Security

Mr. Hallberg stated that the next item on the agenda was the discussion on the status of Security for the District. He stated that he has been in contact with the Sheriff's office to discuss why officers refuse to trespass individuals not following District rules, but has not been able to schedule a meeting to date. A brief discussion ensued regarding continued security issues. Mr. Hallberg stated that given the ineffectiveness of the security officers, he obtained pricing to hire off-duty officers for 40 hours a week at \$65,000 a year. Following further discussion, the Board decided that this discussion should be tabled until the next meeting when the new Board is in place and possibly a committee formed to explore the issues and options.

EIGHTH ORDER OF BUSINESS

Consideration of Memorandum of Deferred Costs

Mr. Hallberg stated that the next item on the agenda was the consideration of the Memorandum of Deferred Costs. Mr. Robin reviewed the Memorandum of Deferred Costs and its purpose to the Board and members of the general audience. A brief discussion ensued regarding the cost savings that the District will obtain by handling the release of the funds via this memorandum as opposed to applying for the funds on a yearly basis. Mr. Robin asked for a motion to approve.

On a Motion by Mr. Daskarolis, seconded by Mr. Bagley, with all in favor, the Board of Supervisors approved the Memorandum of Deferred Costs for Ballantrae Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Robin stated that there was an issue with the way that the original plat was recorded incorrectly and the County refused to accept the roads for maintenance purposes. He explained that the Engineer of record at the time, provided an affidavit in the public records stating that there was an error in the recorded plat and the roads were intended to be dedicated to the public and correcting the language. The County has accepted this affidavit and will be releasing the maintenance bonds and taking over the responsibility for these roads. Ms. Stewart recommended that the minutes from the BOCC meeting, when this was approved, be retained in the District records to prevent any future issues.

Mr. Robin stated that a notice was sent to a resident regarding his use of a District's drainage area and a wetland area as a target range for archery practice, asking that he cease and desist this activity. It was stated that he was also providing corn to attract deer to the area and parking his boat on District property. Mr. Hallberg stated that he would like to notify all of the appropriate agencies to ensue that there are no repercussions to the District. Following a brief discussion the Board authorized Staff to notify SWFWMD as the behavior is continuing. It was stated that the situation needs to be monitored and if necessary further action taken.

B. District Engineer

Ms. Stewart stated that she is in the process of obtaining the ownership map and will bring it to the next meeting.

C. District Manager

Mr. Hallberg provided a proposal, obtained by a resident, for installing additional sidewalks from Cunningham to Glennapp Dr., from Glennapp Dr. to Mentmore Boulevard and then from Mentmore Boulevard to the condo walks totaling \$40,500.00. Following a brief discussion, it was decided to table any action until next meeting.

Mr. Hallberg recommended that a CDD 101 workshop be held next month as the Board is changing from a Developer Board to primarily a resident Board. He asked that District Counsel attend the meeting . A brief discussion ensued.

D. Maintenance Supervisor

No report.

TENTH 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 asked if there were any Supervisor requests. A brief discussion was held regarding the rules and regulations as they apply to the Day Care Center. It was stated that this would be an HOA issue rather than a CDD one.

Comments were also expressed regarding appreciation for the service to the District that has been provided by the Board Supervisors who are leaving office.


Mr. Hallberg stated that there were members of the audience present. He asked if there were any resident comments. There were none.

ELEVENTH ORDER OF BUSINESS

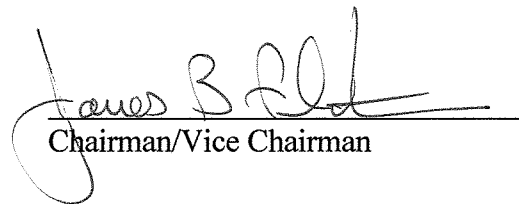
Adjournment

Mr. Hallberg stated that there was no other business items scheduled to come before the Board. He asked for a motion to adjourn the meeting.

On a Motion by Mr. Sikorski, seconded by Mr. Daskarolis with all in favor, the Board of Supervisors adjourned the Board of Supervisors' meeting at 7:25 p.m. for Ballantrae Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman