

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, November 5, 2007 at 6:15 p.m.** at the Ballantrae Community Center, located at 17611 Mentmore Boulevard, Land O'Lakes, FL 34638.

Present and constituting a quorum:

Bill Daskarolis	Board Supervisor, Assistant Secretary
James Flateau	Board Supervisor
Amanda Battistoni	Board Supervisor
Kelly Mosley	Board Supervisor

Also present were:

Nils Hallberg	District Manager, Rizzetta & Company, Inc.
John Vericker	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

Administration of Oath of Office

Mr. Hallberg stated that the first item on the agenda was to administer the Oath of Office to the newly elected supervisors. He asked the newly elected Supervisors to raise their right hands and swear and affirm to the oath as read. Mr. Flateau, Ms. Battistoni and Ms. Mosley swore and affirmed to the Oath. Mr. Hallberg, stated for the record that he is a Notary Public in the State of Florida, and therefore eligible to administer the Oath of Office.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2008-01,
Canvassing and Certifying Election
Results**

Mr. Hallberg stated that the next item on the agenda was the consideration of Resolution 2008-01, Canvassing and Certifying the Election Results. He read the results stating that Amanda Battistoni received 184 votes, James Flateau received 182 votes, Kelly Mosley received 179 votes, Natalie Barone received 3 votes, John Cremedns received 2 votes and Keith Salvione received 0 votes. Mr. Hallberg stated that Amanda Battistoni and James Flateau would each receive four year terms, and Kelly Mosley would receive a two year term. Mr. Hallberg asked for a motion to approve.

On Motion by Mr. Flateau, seconded by Mr. Daskarolis, with all in favor, the Board of Supervisors approved Resolution 2008-01, Canvassing and Certifying the Election Results for Ballantrae Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2008-02,
Designating Officers**

Mr. Hallberg stated that the next item on the agenda was the consideration of Resolution 2008-02, Designating Officers. He explained that it is standard practice to redesignate officers after an election. He asked for a nomination for Chairman. Ms. Battistoni nominated James Flateau and Mr. Daskarolis seconded the nomination. Ms. Mosley nominated Amanda Battistoni as the Vice Chairman and Mr. Flateau seconded the nomination. Mr. Hallberg recommended that the remaining Supervisors along with himself and Sue Ellen Gehrke be appointed as Assistant Secretaries. He asked for a motion to approve.

On a Motion by Mr. Flateau, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved Resolution 2008-02, designating James Flateau as Chairman, Amanda Battistoni as Vice Chairman, and Bill Daskarolis, Jim Bagley, Kelly Mosley, Nils Hallberg and Sue Ellen Gehrke as Assistant Secretaries for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Board Compensation

Mr. Hallberg stated that per Florida Statute, each Board member is entitled to collect a sum of up to \$200 per meeting with a maximum of \$4,800 annually for their attendance at Board meetings. Mr. Hallberg asked the newly elected Supervisors if they would like to accept Board compensation. Mr. Flateau, Ms. Battistoni and Ms. Mosley all stated that they would accept the compensation.

SIXTH ORDER OF BUSINESS

Continuation of Remaining Agenda Items

Mr. Hallberg stated that the remaining items on the agenda would all be continued until the next meeting to allow the newly elected Supervisors ample time to review them. He reviewed several issues that the Developer Board was considering and tabled for the discretion of the resident controlled Board.

Mr. Hallberg distributed copies of Chapter 190, Florida Statutes, the Rules of Procedure and a Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees. He explained that each Supervisor must complete the Board Supervisor questionnaire and a Form 1- Financial Statement. The Form 1 requires a Supervisor to identify their sources of income, but not the amounts. Each Board member was asked to complete the form and forward it to the District Office so that it may be filed with the Supervisor of Elections of the county in which each Supervisor resides. Mr. Hallberg briefly reviewed the importance of Chapter 190 and the Rules of Procedure as they relate to the operation of the District. He stated that District Counsel would review the Sunshine Amendment with the Board.

Mr. Hallberg stated that a CDD 101 workshop has been tentatively scheduled to provide additional information to the new Board members and to allow them the opportunity to meet some of the contractors and other Staff that will be assisting the Board with its duties to the community. The Board decided to hold the workshop on the November 29, 2007 at 6:00 p.m. Mr. Hallberg stated that he would run the required advertisement and asked for a motion to approve.

On a Motion by Mr. Flateau, seconded by Mr. Daskarolis, with all in favor, the Board of Supervisors authorized District Staff to advertise for a Board Supervisor Training Workshop on November 29, 2007, at 6:00 p.m., at the Ballantrae Community Center, located at 17611 Mentmore Boulevard, Land O'Lakes, FL 34638 for Ballantrae Community Development District.

He distributed copies of the proposals received from the Request for Proposals for auditing services and explained that he would be scheduling another Committee meeting to discuss these prior to the December meeting.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Vericker reviewed his responsibilities as District Counsel.

Mr. Vericker briefly reviewed the requirements of the Florida Sunshine Amendment and the Code of Ethics and how they relate to their service as Board Members. He explained that emails relating to the District are public records.

Mr. Hallberg reminded Board members to keep and District records separate from personal records to alleviate any potential issues.

- B. District Engineer
Ms. Stewart briefly reviewed her responsibilities as the District Engineer.
- C. District Manager
No report.
- D. Maintenance Supervisor
No report.

EIGHTH 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. There were none.

Mr. Hallberg stated that there were members of the audience present. He asked if there were any resident comments. A resident inquired who had certified the ballots and if those ballots and proxies would be available for review. Mr. Hallberg stated that his office verified that all proxies were completed by land owners and counted the ballots. In response to another resident question, Mr. Hallberg confirmed that the builders were provided with proxies and chose not to vote. A brief discussion ensued regarding election procedures and the process of appointing any Supervisors, who might resign before the end of their term.

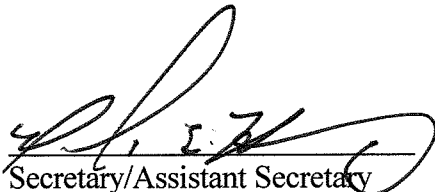
Other comments were entertained; however, no Board action was taken.

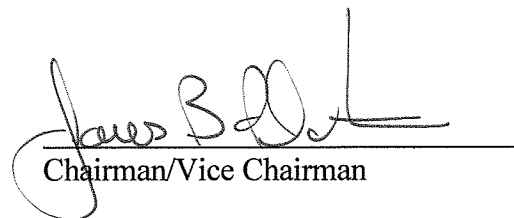
NINTH ORDER OF BUSINESS

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. Flateau, seconded by Mr. Daskarolis with all in favor, the Board of Supervisors adjourned the Board of Supervisors' meeting at 6:45 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman