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**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, December 3, 2007 at 6:25 p.m.** at the Ballantrae Community Center, located at 17611 Mentmore Boulevard, Land O'Lakes, FL 34638.

Present and constituting a quorum:

James Flateau	<b>Board Supervisor, Chairman</b>
Amanda Battistoni	<b>Board Supervisor, Vice Chairman</b>
Kelly Mosley	<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>
Bill Fletcher	<b>Maintenance Supervisor</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Hallberg called the meeting to order and performed roll call. He asked Mr. Flateau if, as Board Chairman, he wished to chair the meeting. Mr. Flateau stated that he would like Mr. Hallberg to continue to chair this meeting.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes of the Audit  
Selection Committee's Meeting on October  
1, 2007**

Mr. Hallberg stated that the first item on the agenda was the consideration of the minutes from the Audit Selection Committee meeting held on October 1, 2007. He explained that this is the meeting when the actual criteria, for reviewing the proposals, were determined. Mr. Hallberg asked the Board to let him know if there were any additions, deletions, or corrections. Hearing none, 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 the minutes of the Audit Selection Committee's meeting held on October 1, 2007 for Ballantrae Community Development District.
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**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes for the  
Board of Supervisor's Meetings on  
October 1, 2007 and November 5, 2007**

Mr. Hallberg stated that the next item on the agenda was the consideration of the minutes of the Board of Supervisor's meetings held on October 1, 2007 and November 5, 2007. He explained that the Board would be considering each month separately. Mr. Hallberg asked the Board to review the minutes from the October meeting and asked if there were any additions, deletions, or corrections. Hearing none, 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 the minutes of the Board of Supervisor's meeting held on October 1, 2007 for Ballantrae Community Development District.

Mr. Hallberg asked the Board to review the minutes from the November meeting and asked if there were any additions, deletions, or corrections. Hearing none, he asked for a motion to approve.

On a Motion by Mr. Flateau, seconded by Ms. Mosley, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on November 5, 2007 for Ballantrae Community Development District.

**FOURTH ORDER OF BUSINESS**

**Presentation of the Minutes of the  
Landowner's Meeting on November 5,  
2007**

Mr. Hallberg stated that the next item on the agenda was the presentation of the minutes of the Landowner's Meeting on November 5, 2007. He explained that no Board action is required, but have been included for informational purposes only.

**FIFTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for October  
and November**

Mr. Hallberg stated that the next item on the agenda was the consideration of the operation and maintenance expenditures for October and November. He explained that that Board would be considering each month separately and reviewed the procedure for paying the District's expenses. Mr. Hallberg briefly reviewed the expenditures for the Board processed during the period of September 1-30, 2007 and asked if there were any questions.

Following a brief discussion regarding an Ameriscape USA invoice, payroll, insurance and Verizon, Mr. Hallberg 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 the Operation and Maintenance Expenditures for October totaling \$67,104.69 for Ballantrae Community Development District.

Mr. Hallberg reviewed the expenditures for the Board processed during the period of October 1-31, 2007 and asked if there were any questions. Following a brief discussion, Mr. Hallberg asked for a motion to approve.

On a Motion by Ms. Battistoni, seconded by Mr. Flateau, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for November totaling \$29,871.42 for Ballantrae Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Recommendations from  
Audit Selection Committee**

Mr. Hallberg stated that the next item on the agenda was the consideration of the Audit Selection Committee regarding the proposals for auditing services for the District. He explained that the committee ranked the firms of Carr, Riggs & Ingram (CRI), McDirmit Davis and Grau & Associates according to the criteria established by the Committee. Based on these rankings the Committee is recommending that the Board enter into a three year contract with Grau & Associates. Following a brief discussion, Mr. Flateau made a motion to accept the recommendation providing Grau & Associates agree to have the audit completed no later than July 1, 2008.

On a Motion by Mr. Flateau, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors authorized District Staff enter into a three year contract with Grau & Associates providing Grau & Associates agree to have the audit completed no later than July 1, 2008 for Ballantrae Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Public Hearing on Rules of Procedure**

Mr. Hallberg stated that the next item on the agenda was the public hearing on Rules of Procedure. He explained that District Counsel is asking that this item be continued until January as there may be more changes forthcoming to the Florida Statutes and he would like to incorporate them into this document rather than going through the process again.

Mr. Hallberg asked for a motion to continue the public hearing until January 7, 2008.

On a Motion by Mr. Flateau, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors continued the Public Hearing on the Rules of Procedure until January 7, 2008 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.

Mr. Robin stated that the rules follow statutory authority and read very much like the Florida Statutes. He explained that this may be fairly confusing to anyone not familiar with the statutes. Mr. Robin reviewed the difference between rules adopted for facility usage versus the Rules of Procedure that address bid limits, etc. He recommended that the Board email him with any questions they might have prior to the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Items Tabled for Resident Board  
Consideration**

Mr. Hallberg stated that the next item on the agenda was the discussion of items relating to security and safety issues that the prior Board felt should be decided by the Resident Board rather than the then Developer controlled Board. He stated that these issues include security for the pool area during peak periods and fencing around the recreational facilities. Mr. Flateau stated that he would like to review what options are available to the District. He expressed concern with security personnel's inability to enforce District rules and the Sheriff Department's position regarding not having the authority to enforce District set rules due to it being private property. A discussion was held regarding the costs of hiring off-duty sheriff's and the hours that the service would be needed. The Board asked that a representative from the Sheriff's office be asked to attend a future meeting.

A brief discussion ensued regarding steps that have been put in place regarding safety issues.

**NINTH ORDER OF BUSINESS**

**Proposal for Flowers Gone Wild for  
Holiday Decorating**

Mr. Hallberg distributed a proposal from Flowers Gone Wild to purchase, install, remove and store holiday decorations for the District. A representative from the company provided a review of the services provided by the company and a listing of other Districts currently utilizing these services. He presented a five year proposal to decorate the community, explaining that the first year the District would incur the expense of the decorations, but going forward would only be charged for hanging, removing and storing of those decorations. A brief discussion ensued regarding colors and the inclusion of placing bows on the light poles. Further discussion ensued regarding costs, budgeting issues and the need to obtain additional bids.

It was decided to move forward with the proposal as discussed. Mr. Hallberg asked for a motion to approve.

On a Motion by Ms. Battistoni, seconded by Ms. Mosley, with all in favor, the Board of Supervisors approved the proposal from Flowers Gone Wild for holiday decorations as discussed with a five year service contract for Ballantrae Community Development District.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Robin stated that he has been working with the District Engineer regarding the ownership of all non-residential property within the District. He stated that he expects to have a report ready by the January meeting.
- B. District Engineer  
Not present.
- C. District Manager  
No report.
- D. Maintenance Supervisor  
Mr. Fletcher stated that he has had several requests to install wind screens for the tennis courts. He stated that based on these requests he obtained proposals for this item. A question was raised regarding the maintenance on a wind screen. Mr. Hallberg recommended that the Board go with a slotted screen with reinforced grommets should the Board decide to move forward. Following a brief discussion, Ms. Battistoni made a motion to approve the installation of a wind screen at the tennis courts with a not-to-exceed amount of \$2,000.

On a Motion by Ms. Battistoni, seconded by Ms. Mosley, with all in favor, the Board of Supervisors approved the installation of a wind screen at the tennis courts with a not-to-exceed amount of \$2,000 for Ballantrae Community Development District.

**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 asked if there were any Supervisor requests. Mr. Battistoni requested that the District proceed with examining the possibility of continuing the sidewalk along Ballantrae Boulevard and Cunningham Court. Mr. Hallberg explained that this would be a District expense and depending on ownership of the right of way it might be necessary to obtain a permit from the County. He stated that should the County ever decide to widen the road, it might mean that the sidewalk would be removed and a new one installed at their expense.

However, should repairs need to be made under the sidewalk, the County has the right to remove the sidewalk and replacing it would be a District expense. A brief discussion ensued.

Ms. Battistoni asked that a quote be obtained for pressure washing and painting the walls at the front entrance and to remove the vines, which can damage the walls. Following a brief discussion it was decided to obtain the quotes from various painters before removing the vines.

Mr. Flateau stated that he would like to see a District website based on the needs of the community. He asked that information be obtained from various host providers. Mr. Hallberg recommended that the selected provider work with District Counsel to ensure that all legal requirements and restrictions are adhered to.

Ms. Battistoni asked for an update on the situation with the resident who is encroaching into the conservation area. Mr. Hallberg stated that SWFWMD did investigate the infringement and has decided not to fine the District, but has requested that any further cutting be ceased. It was stated that a cease and desist order was sent to the resident by District Counsel, but the resident continues to disregard the District's request. Various options were discussed regarding controlling this issue; including installing a fence on CDD property that would prevent access to the area and replanting the area with mitigation plants. Mr. Robin stated that he would send a letter to the landscaper informing him that he is cutting into conservation area and should only mow the area owned by his client.

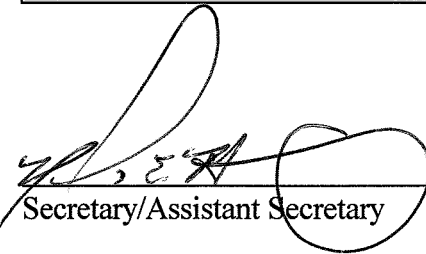
Mr. Hallberg stated that there were members of the audience present. He asked if there were any resident comments. Resident comments were entertained; however, no Board action was taken.

**TWELFTH ORDER OF BUSINESS**

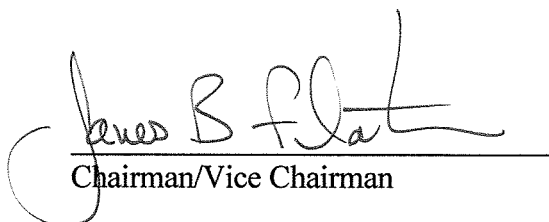
**Adjournment**

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 Ms. Battistoni with all in favor, the Board of Supervisors adjourned the Board of Supervisors' meeting at 8:40 p.m. for Ballantrae Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman