
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, February 5, 2007 at 5:00 p.m.** at the Ballantrae Community Center, 17611 Mentmore Boulevard, Land O'Lakes, FL 34638.

Present and constituting a quorum:

Theresa Lynn Collins	Board Supervisor, Vice Chairman
Bill Daskarolis	Board Supervisor, Assistant Secretary
Jim Bagley	Board Supervisor, Assistant Secretary
Patricia Adrion	Board Supervisor, Assistant Secretary

Also present were:

Nils Hallberg	District Manager, Rizzetta & Company, Inc.
Mark Straley	District Counsel, Straley & Robin
Bill Fletcher	Maintenance Supervisor

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 January 8, 2007

Mr. Hallberg stated that the first item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting on January 8, 2007. 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.

<p>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 January 8, 2007 for Ballantrae Community Development District.</p>

THIRD ORDER OF BUSINESS

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

Mr. Hallberg stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for January totaling \$108,271.67. He briefly reviewed the expenditures for the Board, stating that the total of this month's expenditures is artificially high as it includes invoices that were held pending receipt of funds from the assessments. Mr. Hallberg stated that next month's total will also be high as the District will be re-paying the non-interest loan from the Developer. Following a brief discussion on the need to pay invoices in a timely manner, Mr. Daskarolis made a motion to approve the January expenditures.

On a Motion by Mr. Daskarolis, seconded by Ms. Collins, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for January totaling \$108,271.67 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 distributed and reviewed the proposed policies and fee schedules that Staff and District Counsel is recommending the District consider implementing. Mr. Hallberg asked if there were any comments from the Board. Mr. Daskarolis stated that the hours of operation for the Pool need to be changed to read for 9:00 a.m. to dusk rather than from 9:00 a.m. to sunset. Ms. Collins stated that the Board has discussed limiting the number of times that a group can use the facility. She asked if there was some way to include permission to use the facility more than four times if the facility has not been booked. Mr. Hallberg explained that anyone can use the facilities if they are not booked as the payment is for the exclusivity of the room. He explained that limiting the number of rentals was the best way to guarantee that no one resident monopolizes the room. Mr. Daskarolis asked if the Board could amend this policy should a resident wish to reserve the room for an additional time should the room be available. Mr. Straley stated that the Board has the right to wave the policy on a per case basis.

Mr. Hallberg stated that he will be posting the rules and fee schedules on the bulletin board for review by the residents after he makes the revisions discussed today. He explained that the Board will not be approving these rules or the fee schedule until after a public hearing is held. He asked for a motion to hold the public hearing on March 5, 2007.

On a Motion by Ms. Collins, seconded by Mr. Bagley, with all in favor, the Board of Supervisors set the Public Hearing on Fees and Regulations for 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.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Straley stated that Counsel has provided Staff with its comments regarding the proposed rules and fee schedules and will continue to work with them to prepare the final version to be presented at the Public Hearing.
- B. District Engineer
Not present.
- C. District Manager
Mr. Hallberg stated that the swipe card system will be in place and operational by March 3, 2007. He stated that the cards are all pre-loaded and a letter will be going out to all of the residents shortly.

Mr. Hallberg stated that he has had several requests from residents that the Board hold a CDD workshop. He presented a handout from another District, stating that it can easily be modified to meet the needs of this District. Mr. Hallberg stated that Workshops go a long way to explain how a Community Development District works and to answer the most common questions that residents have. He stated that he has contacted the Trinity Lutheran Church to check on availability, as the seating capacity at the Community Center will not accommodate a large resident turnout. Mr. Hallberg stated that it would not be necessary to have all or any of the Board Members in attendance, but that he would like a representative from the Developer in attendance. He stated that Management Staff would be in attendance and recommended that District Counsel and the maintenance supervisor attend as well. It was agreed to schedule the workshop at the Holy Trinity Lutheran Church for either the end of February or first of March depending on availability of the church.

On a Motion by Ms. Collins, seconded by Mr. Bagley, with all in favor, the Board of Supervisors authorized Staff to hold a CDD Workshop at the Holy Trinity Lutheran Church for Ballantrae Community Development District.

Mr. Hallberg stated that as soon as the date for the Workshop has been finalized, he will send out a letter to the residents informing them of the meeting and that March 3, 2007 is the date that the card system will be in place at the clubhouse.

Mr. Hallberg stated that the Board discussed the possibility of locking both the tennis and basketball courts. He stated that two proposals for enclosing the areas have been obtained; the Welch Company that built the tennis courts has submitted a price of \$16,800 to enclose the basketball courts and USA Fence submitted a proposal totaling \$9,428. He clarified that the proposals are both for 10 foot fences and include the same gauge fencing.

Mr. Hallberg stated that he is still waiting for a couple more proposals to come in, but does have a proposal from A Total solutions for \$6, 430 to install the same key card systems to both areas and tie them into the whole system. He stated that he anticipates having more proposals soon and recommended that the Board wait to make a final decision on this matter. A brief discussion ensued regarding whether the funding for this project was included in the budget. Mr. Hallberg confirmed that there was money in the contingency account and that it is a project that was initiated due to several resident requests.

D. Maintenance Supervisor

Mr. Fletcher reviewed the status of the clubhouse security system and the movement of some of the cameras. He stated that there are two cameras that are going to be replaced as they are not functioning properly. Mr. Fletcher stated that since the installation of the system, he has not had any incidents of vandalism.

Mr. Fletcher stated that he has organized the key cards for the new entry system by address in preparation for the notification being sent out to the residents. He stated that residents will be required to sign for and provide identification and proof of address when they pick up their new cards.

Mr. Fletcher stated that he received two inspection violations today, that he forwarded to Mr. Thompson. He stated that they relate to failures to obtain inspection permit numbers 565065 (no final fire marshal inspection) and 565066 (no final roofing inspection). A brief discussion ensued and it was noted that CRS Building Corporation should be contacted regarding these notices.

Mr. Fletcher stated that he obtained bids from Ameriscape USA, Inc. to address some irrigation issues that they have discovered during their inspection of the various zones in the community. He explained that the repairs involve tracing back the wires to determine the issue and the cost will be approximately \$3,000. A brief discussion ensued regarding when the system was originally installed and if it might be a warranty issue. Further discussion ensued regarding the overall satisfaction with the responsiveness work being done by Ameriscape USA thus far. Ms. Collins did express some concern with an area on the southwest side of the Boulevard that needs attention. Mr. Fletcher stated that he would speak with them regarding this issue.

SIXTH 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 members of the audience present.

Mr. Hallberg asked if there were any Supervisor requests. There were none. Mr. Hallberg reviewed the procedures for audience comments, stating that each person has three minutes to speak and that the Board does have the right to respond to any questions at a later date should it be necessary to research the issue further.

A resident asked what the terms for each of the Supervisors are and if interested candidates must declare their interest by April 15th. Mr. Hallberg explained that the next election will still be a landowner's election and there is no need for candidates to declare interest in running for a seat until the sixth year election. He stated that all landowners, which includes the Developer, will be voting in the November election. The resident inquired if that means that there will be no residents on the Board until the sixth year election. Mr. Hallberg stated that the Board has already appointed one resident to the Board. He then stated that Ms. Adrion, who is a resident, Ms. Collins and Mr. Sikorski each have terms that will expire in 2007 and Mr. Bagley's and Mr. Daskarolis' terms expire in 2009. He provided a general review of the election procedures, stating that since general elections only occur in even years, it will be necessary to extend the terms of office for some board Members in the future. Mr. Straley confirmed his statement and indicated that there was plenty of time before a general election would be held and any residents would need to declare their intentions to run.

Another resident inquired whether the board intends to install lighting at the tennis and basketball courts. Mr. Hallberg stated that there were no funds allocated for lighting in this year's budget, but should residents want to include this expense in a future budget it could be done. The resident asked why the Developer had not installed lights when the courts were installed and why it was looking to install a 10 foot fence now. Mr. Hallberg stated that the Developer has adhered to everything that they promised to include in the District's amenities. Ms. Collins stated that several residents have asked to have the areas enclosed to ensure that only residents use the facilities. She explained that the Board felt that this would be worth the additional expense as it would keep the wear and tear of the courts down and reduce repairs to the courts in the future. Ms. Collins stated that the decision to install a 10 foot fence is based on experience in other communities that show that people just climb over the standard six foot fence. She explained that it has also been her experience that installing lights only increases the amount of vandalism that occurs.

A resident asked if the installation of a traffic light at the entrance to the community has been previously requested. It was stated that the Board would not be the one to request a light. Mr. Hallberg stated that it is really an issue that needs to be presented to the County. He confirmed that presenting a petition to the County would be a good place to start. Ms. Collins stated that a study would need to be done to determine if a light is warranted.

A discussion was held regarding the need to have trash removed from the lakes. Mr. Fletcher stated that he would look into the situation and Mr. Hallberg suggested that any residents contact the clubhouse at 926-0008, when they observe a situation that needs attention.

Residents expressed concern with the time that Board meetings are held. Mr. Hallberg stated that he would address this and other related issues at the workshop. He confirmed that the workshop will be an evening meeting. It was stated that residents can contact the District Manager or Mr. Fletcher with concerns or views that they would like to have presented to the Board. Ms. Adrion provided the fax number to the clubhouse (926-0030), stating that residents can send faxes to her there with concerns as well and she will bring them to the Board or forward to the right person to address the issue. Mr. Straley stated that it is rare for even all resident Boards to meet exclusively in the evening as it harder to get the District's professionals to attend evening meetings. He stated that Board meetings are designed to conduct business and not to be a forum to address resident concerns per say as those issues do not have to wait to be addressed at Board meetings. Mr. Straley recommended that the means of communication be improved to alleviate some of the issues residents are expressing and that the workshop would be a good forum to address these types of issues. He stated that in his experience there really is no difference in the number of residents that attend the evening meetings versus the daytime meetings.

A resident requested that a sign be posted a week before the meeting to notify residents of the upcoming meetings. Mr. Hallberg stated that the meeting schedule for the year is posted on the community bulletin board.

A recommendation was made that the District send notices via bulk mail to every resident rather than to each homeowner. It was explained that this requires a permit which the District does not have at this time. Mr. Straley expressed concern with sending out official notices via bulk mail. A discussion ensued regarding how the mailing lists are updated.

A question was raised regarding how the fees that will be assessed for using the District's amenities are allocated. Mr. Hallberg stated that the money goes into the District's general fund to offset the wear and tear on the facilities.

A request was made to purchase and post a sign announcing the date and time of the CDD workshop in addition to mailing out the notification. Mr. Hallberg asked for authorization from the Board to purchase the sign and post it in front of the clubhouse. Ms. Collins made the motion that was seconded by Mr. Bagley. Mr. Daskarolis made a motion to amend the previous motion to set a not-to exceed amount of \$100.

On a Motion by Mr. Daskarolis, seconded by Ms. Collins, with all in favor, the Board of Supervisors authorized Staff to purchase and post a sign notifying residents of the date and time of a future District Workshop with a not-to-exceed amount of \$100.00 for Ballantrae Community Development District.

A request was made to post the sign at the entrance rather than at the clubhouse so that more people will have the opportunity to see it. The Board agreed to this request.

SEVENTH 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. Daskarolis, with all in favor, the Board of Supervisors adjourned the Board of Supervisors' meeting at 6:30 p.m. for Ballantrae Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman