

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, March 5, 2007 at 11:00 a.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.
Scott Smith	District Manager, Rizzetta & Company, Inc.
Tracy Robin	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 February 5, 2007

Mr. Hallberg stated that the first item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting on February 5, 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.

On a Motion by Mr. Daskarolis, seconded by Mr. Bagley, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on February 5, 2007 for Ballantrae Community Development District.

THIRD ORDER OF BUSINESS

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

Mr. Hallberg stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for February totaling \$86,018.48. He briefly reviewed the expenditures for the Board, stating that the total includes the payment of the cash advance from M/I Homes. Mr. Hallberg stated that the District is well within its budget. A brief discussion ensued regarding the fact that the copies of the invoices for reimbursements were not very legible. It was noted that the original petty cash receipts should be sent to accounting and copies kept on site. Mr. Hallberg stated that he would send a full copy of the expenditure reports to Ms. Collins, as well as the Chairman. He clarified for Ms. Adrion that the workers compensation relates to both employees at the clubhouse. Further discussion ensued regarding the phone bill and the need to be able to see what the invoices are for. Mr. Hallberg asked if there was any further discussion. Hearing none, he asked for a motion to approve.

On a Motion by Ms. Collins, seconded by Mr. Bagley, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for February totaling \$86,018.48 (subject to receiving the original invoices) for Ballantrae Community Development District.

FOURTH ORDER OF BUSINESS

**Public Hearing on Setting Rules and Fee
Schedule for Use of District Facilities**

Mr. Hallberg stated that the next item on the agenda was the public hearing on setting the rules and fee schedule for use of the Districts' recreational facilities. He asked for a motion to open the public hearing.

On a Motion by Ms. Collins, seconded by Mr. Daskarolis, with all in favor, the Board of Supervisors opened the public hearing on setting the rules and fee schedules for use of District facilities for Ballantrae Community Development District.

Mr. Hallberg declared the public hearing opened. He stated that the public hearing was advertised and the proposed policies and fee schedule posted at the clubhouse for thirty days as required under Florida Statutes. Mr. Hallberg reviewed the proposed fee schedules and use policies that are being considered for the community, stating that non-residents may pay a membership fee of \$1,800 per year to use the facilities. He stated that fee to rent the community center is \$25.00 for up to 4 hours until 6:00 pm and \$50.00 for any event going past 6:00 pm. Mr. Hallberg stated that non-residents will pay \$100.00 an hour to rent the facilities and governmental agencies \$50.00. A deposit of \$150.00 will be collected from residents and a \$300.00 deposit from non-residents, with those fees doubling if alcohol is being served during the event. He explained that the hours of operation for the recreational facilities run until 8:00 p.m. or dusk. Mr. Hallberg asked if there were any audience comments regarding the proposed rules and fee schedules. Hearing none, he asked for a motion to close the public hearing.

On a Motion by Ms. Collins, seconded by Mr. Daskarolis, with all in favor, the Board of Supervisors closed the public hearing on setting the rules and fee schedules for use of District facilities for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2007-01,
Setting Rules and Fee Schedule for Use of
District Facilities**

Mr. Hallberg stated that the next item on the agenda was the consideration of Resolution 2007-01, setting the rules and the fee schedule for using the District's recreational facilities and clubhouse. He read the resolution into the record and asked if there were any questions. Hearing none he asked for a motion to approve the resolution.

On a Motion by Ms. Collins, seconded by Mr. Daskarolis, with all in favor, the Board of Supervisors closed the public hearing on setting the rules and fee schedules for use of District facilities for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Proposals to Secure
Tennis and Basketball Courts**

Mr. Hallberg stated that the next item on the agenda was the consideration of proposals to construct fencing around the Tennis and Basketball courts for security purposes. He stated that it is his understanding that this item is being placed on hold at this time and will be considered during the budget process.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Robin stated that Counsel for M/I Homes contacted him regarding an amendment to the Developers Agreement that was entered into with the Aprile family relating to the maintenance of some property that has now been transferred to the District. He explained that the agreement is basically a formal acknowledgement of the transfer and the District's responsibilities at this time. Mr. Robin stated that a draft agreement is currently being reviewed by the Apriles and will be coming before the Board at a future date. Mr. Hallberg distributed a copy of the draft agreement to the Board for its review. A brief discussion ensued.
- B. District Engineer
Not present.

C. District Manager

Mr. Hallberg stated that a letter was distributed earlier that he will be sending out to residents regarding the information that was shared during the community workshop. He stated that the information would inform those residents that were unable to attend the workshop of the meeting dates and other information pertinent to the District.

Mr. Hallberg stated that he would like to hold a pre-budget workshop this year rather than after the presentation of the preliminary budget. He said traditionally the workshop is held after the preliminary budget is approved by the Board in June, but he would like to hold the workshop in April or May. Mr. Hallberg explained that this would give residents the opportunity to discuss items such as enclosing the courts and whether or not there is enough interest in doing this project or what other projects might be warranted. He stated that the Board would not need to be present at the workshop and asked for permission to hold it. The Board had no objections to holding this workshop.

Mr. Hallberg stated that he received a request from the Home Owner's Association to use the facilities for a community Easter Egg Hunt. He asked that the Board waive the fees for this event.

On a Motion by Ms. Collins, seconded by Mr. Bagley, with all in favor, the Board of Supervisors waived the fees for the Community Easter Egg Hunt for Ballantrae Community Development District.

Mr. Hallberg stated that part of the tennis court security included a proposal for a swipe card system for entering the courts. He asked that the Board authorize him to proceed with obtaining other bids on this system. Following a brief discussion, Ms. Collins made a motion to authorize Staff to proceed with obtaining the bids.

On a Motion by Ms. Collins, seconded by Mr. Daskarolis, with all in favor, the Board of Supervisors authorized Staff to proceed with obtaining bids for a card swipe system for the Tennis Courts for Ballantrae Community Development District.

D. Maintenance Supervisor

Mr. Fletcher discussed the signage at the pool and the need to modify what will be included on the sign and a brief discussion ensued. Mr. Collins stressed that safety type regulations need to stay on the sign. Mr. Robin stated that there is not a legal requirement to post a sign so the Board does have authority regarding which rules it wants to post.

Mr. Fletcher stated that the ballasts for the entry lights keep burning out and there is only one company that makes that particular ballast. He explained that they are very expensive and it takes approximately three weeks to get them in. Mr. Fletcher stated that Himes Electric has recommended that the District consider replacing the ballasts with a different system. Following a brief discussion, it was decided to ask a representative of Himes Electric to attend the meeting next month to explain the problem.

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 stated that there were members of the audience present.

Mr. Hallberg asked if there were any Supervisor requests. There were none. Mr. Hallberg asked if there were any audience comments. A resident asked that the fees for holding the weekly social committee meetings being held at the clubhouse be waived. It was agreed to waive the fees for the meetings providing the committee coordinates the meeting schedule with the maintenance supervisor.

On a Motion by Ms. Collins, seconded by Mr. Daskarolis, with all in favor, the Board of Supervisors waive the fees for the weekly Social Committee meetings providing the committee coordinates the meeting schedule with the maintenance supervisor for Ballantrae Community Development District.

A resident expressed concern with the behavior of some of the teenagers utilizing the pool and the need to have the ability to ask the teens to leave the pool area should their behavior be inappropriate. It was stated that there is such a provision in the rules. Ms. Collins asked that a statement regarding this policy be included in the next mail out.

Another resident inquired if there was a limit to the number of guests residents can invite to the pool. He stated that his main concern is with the unsupervised kids bringing in their friends. Mr. Hallberg stated that there is no specific policy that addresses this issue and it will need to be determined at a later date. A brief discussion ensued regarding alternatives for managing the issue of inappropriate behavior.

A resident expressed concern with the condition of the light poles in her neighborhood. Mr. Hallberg stated that he has spoken with Progress Energy regarding the issue and they have requested that the repairs be done once construction is completed. Ms. Collins stated that construction is complete in the area in question. The resident was asked to provide the pole numbers to the maintenance supervisor so he can contact Progress Energy regarding those poles. Further discussion ensued on lighting issues within the community.

A resident inquired about the property that was transferred to the District and the

Agreement with the Aprile family. Mr. Robin stated that this is property used for the drainage system and would not be used for any type of building.

NINTH 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 Mr. Daskarolis, seconded by Ms. Collins, with all in favor, the Board of Supervisors adjourned the Board of Supervisors' meeting at 12:00 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman