
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, April 9, 2007 at 11:00 a.m.** at the Ballantrae Community Center, 17611 Mentmore Boulevard, Land O'Lakes, FL 34638.

Present and constituting a quorum:

Fred Sikorski	Board Supervisor, Chairman
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 <i>(joined the meeting in progress)</i>
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 March 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 March 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.

<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 March 5, 2007 for Ballantrae Community Development District.</p>

THIRD ORDER OF BUSINESS

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

Mr. Hallberg stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for March totaling \$53,595.46. He briefly reviewed the expenditures for the Board, stating that they cover such items as landscape maintenance, the contract for computer services, the annual dissemination fee from Prager, Sealy & Co., LLC and the electric bill. Mr. Hallberg asked if there were any questions on any of these expenditures. Ms. Adrion inquired about what the computer contract covers and Mr. Hallberg provided a brief overview. The Board expressed concern with paying for services up front, with no guarantees that the company will still be in business when the services are needed. Mr. Hallberg stated that he would not enter into this type of agreement on behalf of the District again. He also confirmed that this company was not affiliated with anyone at Rizzetta & Company, Inc. Mr. Hallberg asked if there were any further questions. Ms. Collins asked that American Access be asked to provide invoices on a timely basis.

Mr. Straley joined the meeting in progress.

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 March totaling \$53,595.46 for Ballantrae Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Proposal from A Total
Solution, Inc. for the Tennis Courts Access
Control System**

Mr. Hallberg stated that the next item on the agenda was the consideration of a proposal from A Total Solution, Inc. to install a card reader at the Tennis Courts in the amount of \$2,627.30. He explained that the system would work in conjunction with the card reader at the clubhouse and pool area. A brief discussion ensued regarding how the card reader is working at the pool and the security issues that Mr. Fletcher is experiencing in the community. It was noted that use of the card reader would provide the ability to lock people out after hours. Mr. Hallberg confirmed that the Board is running under budget for the year. Ms. Collins made a motion to approve.

On a Motion by Ms. Collins, seconded by Mr. Bagley, with all in favor, the Board of Supervisors accepted the proposal from A Total Solution, Inc. to install a card reader at the Tennis Courts in the amount of \$2,627.30 for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2007-02, Re-designating an Assistant Treasurer

Mr. Hallberg stated that the next item on the agenda was the consideration of Resolution 2007-02, re-designating an Assistant Treasurer for the District. He explained that Stacey Thomas is no longer employed by Rizzetta & Company, Inc. and Steve Murman has replaced her as company controller. Mr. Hallberg asked for a motion to approve the resolution re-designating Steve Murman as the Assistant Treasurer. He stated that Mr. Rizzetta will remain as the Treasurer.

On a Motion by Ms. Collins, seconded by Mr. Sikorski, with all in favor, the Board of Supervisors approved Resolution 2007-02, re-designating Steve Murman as the Assistant Treasurer for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

Discussion of Lighting Issues with Himes Electric

Mr. Hallberg stated that the next item on the agenda was a discussion regarding lighting issues. He explained that Himes Electric was asked to attend the meeting, but they were unable to attend. Mr. Fletcher reviewed the issues regarding the costs of the ballasts and the recommendation that has been made by Himes Electric to change the bulbs to a fluorescent type light with a lower voltage that does not require a ballast. He stated that they still have the same esthetic appearance, but will require less maintenance and cost less. A brief discussion ensued.

On a Motion by Mr. Sikorski, seconded by Ms. Collins, with all in favor, the Board of Supervisors approved replacing the current street light bulbs with the fluorescent type bulbs as they burn out for Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Social Committee's Request to Host Spring Fling Event

Mr. Hallberg stated that the next item on the agenda was the consideration of allowing the Social Committee to host a Spring Fling event at the clubhouse. Mr. Hallberg stated that it is his understanding that plans are in process for this event and Wesley Chapel Toyota will be displaying a vehicle on the premises in exchange for offsetting some of the costs associated with holding the event. Following a brief discussion, Ms. Collins made a motion to approve the request to waive fees for the Spring Fling event.

On a Motion by Ms. Collins, seconded by Mr. Bagley with all in favor, the Board of Supervisors approved waiving all fees for the Social Committee's Spring Fling for Ballantrae Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Straley stated that he spoke with the attorney from M/I Homes on Friday regarding the Aprile Agreement and was informed that a response has not been received to date. He stated that he would continue to monitor the status and bring it back to the Board for approval once the family has signed off on it.

B. District Engineer

Mr. Hallberg stated while the District Engineer is not present, he has contacted her regarding an incident that occurred on Glenapp Drive last week; whereas a resident dumped oil down the storm drain. He stated that he did contact a HAZMAT company to come out and clean up the spill, but it was not of a sufficient amount to require an official HAZMAT report. Mr. Hallberg stated that he is still waiting for a copy of the invoice on this issue. A brief discussion ensued regarding the fact that the oil had not yet reached the ponds and was discovered as a result of the weekly inspections. It was noted that there is no way to determine who was responsible for the damage. A recommendation was made that a reminder be included in a newsletter informing residents of the dangers of this type of action.

C. Maintenance Supervisor

Mr. Fletcher reported that the key pad was installed at the clubhouse on March 16, 2007 and an alligator caught and removed from one of the ponds. He stated that while researching the replacement of a sign that was damaged as a result of an accident, he was informed that Mentmore and Ballantrae Boulevards have not been turned over to the County yet. Following a brief discussion, Ms. Collins stated that she would notify the Developer of the situation so that it can be resolved.

Mr. Fletcher stated that the sheriff's office is beginning to utilize the clubhouse as a substation. He also stated that the security cameras and swipe cards are helping to control issues at the clubhouse. A brief discussion ensued. It was noted that residents have been finding used insulin syringes in the grass by the tennis courts and along the paths. A recommendation was made that a notice be placed in the newsletter informing residents of the situation and asking that they take precautions until the perpetrators are caught. Mr. Fletcher stated that he would contact the Sheriff's office regarding this issue.

Mr. Fletcher distributed a proposal from Ameriscape to replace the dead plants at the front entrance that were damaged during the cold spell. A question was raised regarding whether this was included in their contract. Mr. Hallberg explained that changing out annuals was part of the contract but not replacing the perennials, which don't normally need to be replaced. Following a brief discussion, it was decided to obtain other bids and approve the proposal providing it is within 10% of those bids. Mr. Hallberg recommended that the entrances to each of the villages be done as well if necessary. Further discussion ensued regarding irrigation issues.

On a Motion by Mr. Sikorski, seconded by Ms. Collins, with all in favor, the Board of Supervisors approved the proposal from Ameriscape to replace the dead perennials at the entrances of the community and villages (providing the cost is within 10% of other proposals) for Ballantrae Community Development District.

Mr. Fletcher stated that he replaced the pool pump at the Straiten pool and a brief discussion issued.

D. District Manager

Mr. Hallberg stated that effective January 1, 2007 the mileage reimbursement allowance increased from .295 to 44.5 cents per mile. He asked for authorization to update the reimbursement rate for the District.

On a Motion by Mr. Sikorski, seconded by Ms. Collins, with all in favor, the Board of Supervisors authorized Staff to process payment of the revised mileage allowance at .445 cents per mile effective January 1, 2007 for Ballantrae Community Development District.

Mr. Hallberg stated that he would like to hold a pre-budget workshop prior to establishing the preliminary budget to provide an opportunity for residents to participate in and better understand the budget process. He reviewed the timeline and guidelines for submitting the preliminary budget to the County for the purposes of the TRIM notices and for the final budget submission. Mr. Hallberg stated that he did not have a date at this time but would email the date to the Board once finalized. He stated that he would also include a notice in the newsletter for residents. Mr. Hallberg stated that it was not necessary for members of the Board to attend the workshop.

NINTH 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. Ms. Collins asked if the Board should consider purchasing a sign for posting community information that can be changed out as the events occur. A resident stated that he was at the meeting to obtain permission to post signs at the entrances to each of the villages to announce meetings etc. A brief discussion ensued regarding both options. Mr. Hallberg stated that he would include this on the agenda for next month in order to provide time to obtain cost proposals.

The HOA requested permission to hold its weekly meetings in the clubhouse without fees. Following a brief discussion, it was agreed to allow them to use the facilities at no charge providing the room is not already booked and the rules and policies are adhered to.

On a Motion by Ms. Collins, seconded by Mr. Bagley, with all in favor, the Board of Supervisors waived the fees for Homeowner's Association meetings and events (providing the committee coordinates the schedule with the maintenance supervisor and all rules and policies are followed) for Ballantrae Community Development District.

Mr. Hallberg asked if there were any other Supervisor requests. Hearing none, he asked if there were any audience comments. A resident expressed concern with the inappropriate behavior and language of some of the teenagers utilizing the pool. She asked whether there would be funding to provide security at the pool for the summer to help Mr. Fletcher with enforcement of the rules. Another resident recommended using community volunteers rather than increasing the CDD fees given the increases in taxes and property insurance that homeowners are already facing. A discussion ensued regarding the difficulty of getting residents to volunteer and the issue of granting them the authority to enforce the rules. Further discussion was held regarding the options the District has regarding enforcement of the rules and policies and whether privileges can be suspended. It was decided to research the cost of hiring a pool monitor or a security company for the summer and consider the issue at the next meeting. Mr. Tracy stated that the liability to the District would not be much different if the District hires an individual versus hiring a security company.

A resident stated that the maple trees along Ballantrae Boulevard going into Ayshrie are covered with mold and are dying. She stated that the grass along the walkway is also infested with ants. Mr. Fletcher stated that he would have both areas sprayed to correct the issue.

A resident stated that the violations committee is going to be helping the HOA to enforce parking violations with commercial vehicles. However, it has come to their attention that they do not have the legal authority to have the vehicles towed as the "no parking" signs are not posted. He asked that the District give the HOA permission to post the signs on District property. The Board granted permission to post the signs. Mr. Hallberg stated that the towing company hired by the HOA will generally provide the signs at not cost to the community.

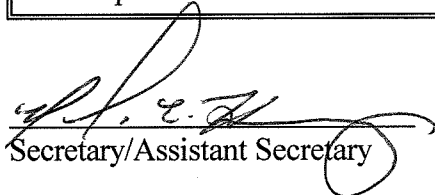
Mr. Hallberg asked if there were any further comments. There were none.

TENTH 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. Bagley, with all in favor, the Board of Supervisors adjourned the Board of Supervisors' meeting at 12:30 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman