

---

**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, May 7, 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	<b>Board Supervisor, Vice Chairman</b>
Bill Daskarolis	<b>Board Supervisor, Assistant Secretary</b>
Jim Bagley	<b>Board Supervisor, Assistant Secretary</b>
Patricia Adrion	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Nils Hallberg	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Scott Smith	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
John Vericker	<b>District Counsel, Straley &amp; Robin</b> <i>(via speakerphone)</i>
Tonja Stewart	<b>District Engineer, WilsonMiller, Inc.</b> <i>(via speakerphone)</i>
Bill Fletcher	<b>Maintenance Supervisor</b>
Chris Santoro	<b>Representative, M/I Homes, Inc.</b> <i>(joined the meeting in progress)</i>
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 April 9, 2007**

Mr. Hallberg stated that the first item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting on April 9, 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 Ms. Collins, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on April 9, 2007 for Ballantrae Community Development District.

**THIRD ORDER OF BUSINESS**

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

Mr. Hallberg stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for April totaling \$80,439.54. He briefly reviewed the expenditures for the Board, stating that they cover such items as landscape maintenance, Brown & Brown for insurance, payroll, utilities, a debt service transfer and fees for District Management and District Counsel. Mr. Hallberg asked if there were any questions on any of these expenditures and a brief discussion ensued.

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 April totaling \$80,439.54 for Ballantrae Community Development District.

**FOURTH ORDER OF BUSINESS**

**Discussion on Security Coverage during  
the Summer**

Mr. Hallberg stated that the next item on the agenda was a discussion on providing additional security coverage during the summer months. He stated that based on quotes received from two companies the hourly rate for this type of service is roughly \$14.00 an hour. Mr. Hallberg recommended that the Board consider hiring someone to monitor the pool from 1:00 p.m. to 9:00 p.m. five days a week. He stated that he is asking for a sixteen week commitment from the Board, which will cover the week before Memorial Day through the week of Labor Day. Following a brief discussion, the Board decided to authorize the additional coverage with a not-to-exceed amount of \$10,000 with an option to extend the service for six weeks if needed.

On a Motion by Mr. Daskarolis, seconded by Ms. Collins, with all in favor, the Board of Supervisors authorized a not-to exceed amount of \$10,000 for additional security coverage at the clubhouse/pool area during the summer months with the option to extend the coverage for another six weeks at the same hourly rate for Ballantrae Community Development District.

**FIFTH ORDER OF BUSINESS**

**Discussion of Safety Issues at the  
Intersection of Ballantrae and Mentmore  
Boulevards**

Mr. Hallberg stated that the next item on the agenda was a discussion regarding safety issues at the intersection of Ballantrae and Mentmore Boulevards.

Mr. Hallberg stated that based on numerous requests from residents, he asked for a report from Pasco County on the number of accidents that have occurred at this intersection. However, what he received was a listing of all the various complaints within the District and nothing regarding any accidents. He stated that he would be contacting the County again regarding this matter to ascertain the accident information. Mr. Hallberg asked Ms. Stewart to update the Board on where the District stands in regards to turning over the roads to the County.

Ms. Stewart stated that she spoke with Developer's Counsel to confirm that they are working on obtaining all of the final inspections and getting the bonds released so that any remaining streets can be turned over to the County. Mr. Hallberg stated that residents are being told that the Ballantrae roads are not County roads and never will be. Ms. Stewart stated that she will review the plats, etc. to determine whether or not the roads were dedicated to the County. She stated that Pasco County is historically slower than other counties in accepting responsibility for the roads. Ms. Stewart stated that information provided on the Property Appraisers' website lists Mentmore Boulevard as being County owned. Mr. Vericker was asked to work with the District Engineer in drafting a letter to Pasco County regarding this issue and putting them on legal notice of the responsibility for the roads.

A brief discussion was held regarding the steps necessary to install traffic control signs. It was stated that traffic information signs can be installed without County approval, but these are not generally effective as a means of deterring speeding, etc. Residents expressed frustration with the situation and the need to work quickly to resolve the issue. Further discussion ensued with no formal Board action being taken at this time.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
Ms. Stewart confirmed with the Developer that a copy of the completed ownership map should go to the Developer prior to going to the District Office.
- C. District Manager  
Mr. Hallberg provided a brief update on the status of the oil dumping incident. A brief discussion ensued.

Mr. Hallberg stated that he had tentatively scheduled a pre-budget workshop on Tuesday, May 29, 2007 to meet with residents to discuss what amenities they would like to see included in next year's budget. He stated that the proposed budget would then be presented to the Board during the June meeting. Mr. Hallberg stated that, if agreeable to the Board, he would send letters to the residents informing them of the workshop, as well as, publish the required notice in the newspaper. The Board voiced agreement with both holding the workshop and sending the letter.

Mr. Hallberg stated that management is required to notify the Board of the number of registered voters within the District by June 1<sup>st</sup>. He stated that as of April 15, 2007, the Supervisor of Elections is reporting 702 registered voters, which means that the District has met the minimum requirement to hold a general election after the sixth year. Mr. Hallberg explained that after the next Landowner's Election, the Board will need to determine whether the Board will extend or reduce the terms of office, as general elections are only held during an even year. A brief discussion ensued.

Mr. Hallberg reviewed the status of this year's budget after six months of expenditures, stating that it appears that the District will be approximately \$60,000 under budget. He explained that this is largely due to both lighting and landscaping contracts coming in less than anticipated.

**D. Maintenance Supervisor**

Mr. Fletcher provided a brief update on items that he was asked to complete at the last meeting. A brief discussion ensued regarding the snack machine proposals.

Mr. Fletcher brought up the issues of providing storage space to the HOA to store sports equipment and the placement of non-solicitation signs throughout the community. Discussions were held on these topics, but no Board action was taken.

Mr. Hallberg asked that the Board revise the hours of operation for the pool to coincide with State guidelines that call for the pool to be closed a ½ hour before sunset and to open a ½ hour after sunrise unless the area is lighted. He explained that residents have requested to use the pool earlier in the morning and since the area is not lit, this adjustment would at least provide a compromise during the summer months. Following a brief discussion, Ms. Collins made a motion to approve changing the hours of operation.

<p>On a Motion by Ms. Collins, seconded by Mr. Daskarolis, with all in favor, the Board of Supervisors approved following the State Guidelines regarding the hours of operation at the pool to ½ before sunset and to open a ½ hour after sunrise for Ballantrae Community Development District.</p>
--

**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. Mr. Daskarolis commented on the contract for computer repairs. Ms. Collins stated that she reviewed the contract and recommended that the District take advantage of the 30 day cancellation policy. Mr. Hallberg expressed concern with the possibility that the District would lose money if it did this. Ms. Collins and Mr. Hallberg both stated that they would review the contract further regarding this concern.

*(Ms. Stewart and Mr. Vericker left the meeting)*

Mr. Hallberg asked if there were any audience comments. A resident requested that wind screens and a squeeze be purchased for the tennis courts. Mr. Hallberg stated that the wind screens would need to be a budgetary item for next year's budget.

Another resident asked and was denied permission to hold a party by the pool after hours, stating safety concerns as the reason for the denial.

**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 12:25 p.m. for Ballantrae Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman