

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, June 4, 2007 at 5:00 p.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
Patricia Adrion	Board Supervisor, Assistant Secretary

Also present were:

Nils Hallberg	District Manager, Rizzetta & Company, Inc.
Tracey Robin	District Counsel, Straley & Robin <i>(via speakerphone)</i>
Tonja Stewart	District Engineer, WilsonMiller, Inc.
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 May 7, 2007**

Mr. Hallberg stated that the first item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting on May 7, 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 May 7, 2007 for Ballantrae Community Development District.

THIRD ORDER OF BUSINESS

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

Mr. Hallberg stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for May totaling \$50,157.53. He briefly reviewed the expenditures for the Board that were processed during the period of April 1-31, 2007. Mr. Hallberg asked if there were any questions on any of these expenditures. Hearing none, he asked for a motion to approve.

On a Motion by Mr. Daskarolis, seconded by Mr. Sikorski, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for April totaling \$50,157.53 for Ballantrae Community Development District.

FOURTH ORDER OF BUSINESS

**Discussion on Posting "No Overnight or
Commercial Vehicle Parking" Signs at the
Clubhouse**

Mr. Hallberg stated that the next item on the agenda was a discussion on posting "No Overnight or Commercial Vehicle Parking Signs" at the clubhouse. He stated that since the Straiton Townhomes began enforcing their no over night parking policy there has been an issue at the clubhouse. Mr. Hallberg asked for permission to enter into a contract with Stepps Towing to enforce the policy at the clubhouse. He explained that there would be no cost to the District as Stepps Towing would pay for the signs and the vehicle owners would be charged for the towing. Following a brief discussion regarding the need to allow parking by permit, the Board asked Staff to research the issue further and bring additional information to the next meeting.

FIFTH ORDER OF BUSINESS

**Consideration of Purchasing Additional
Pool furniture**

Mr. Hallberg stated that the next item on the agenda was the consideration of a request for additional pool furniture at the clubhouse. He explained that in researching the request, he discovered that it would be possible to add 18 more lounge chairs to the pool deck and still remain within County requirements. Mr. Hallberg stated that he obtained an estimate to add the 18 additional lounge chairs at a cost of approximately \$175 each or \$3,150. Following a brief discussion, Ms. Collins made a motion to approve.

On a Motion by Ms. Collins, seconded by Mr. Sikorski, with all in favor, the Board of Supervisors approved purchasing 18 lounge chairs for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2007/2008
Proposed Budget**

Mr. Hallberg stated that the next item on the agenda was the presentation of the Fiscal Year 2007/2008 Proposed Budget. He reviewed the items included in the proposed budget package and explained the reasoning behind including a Line Item for TRIM adjustments. Mr. Hallberg stated that he included a breakdown of the assessment levels both with and without the TRIM amount included in the Budget, as well as last year's assessment levels for comparison purposes. He reviewed the proposed budget totaling \$932,080 in detail and a discussion ensued regarding various line items. The only recommended change to the Budget requested by the Board was to reduce the TRIM amount to \$70,000. Mr. Daskarolis made a motion to approve the proposed budget as discussed.

On a Motion by Mr. Daskarolis, seconded by Ms. Collins, with all in favor, the Board of Supervisors approved the Fiscal Year 2007/2008 proposed budget totaling \$871,880 (as discussed) for Ballantrae Community Development District.

Mr. Hallberg stated that a budget workshop will be held in July.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2007-03,
Approving Fiscal Year 2007/2008
Proposed Budget and Setting the Date,
Time and Place for a Public Hearing**

Mr. Hallberg stated that the next item on the agenda was the consideration of Resolution 2007-03, Approving the Fiscal Year 2007/2008 Proposed Budget and setting the date, time and place for the Public Hearing. He recommended that the Board set the date for the public hearing to coincide with the August 6, 2007 meeting. Mr. Hallberg stated that this meets the requirement of the sixty day waiting period and is an evening meeting that would allow more residents the opportunity to attend. He asked if there were any questions. Hearing none, Mr. Hallberg asked for a motion to approve Resolution 2007-03.

On a Motion by Mr. Sikorski, seconded by Mr. Daskarolis, with all in favor, the Board of Supervisors approved Resolution 2007-03, approving the Fiscal Year 2007/2008 Proposed Budget totaling \$871,880 and setting the public hearing on August 6, 2007 at 5:00 p.m. at the Ballantrae Community Center, 17611 Mentmore Boulevard, Land O'Lakes, FL 34638 for Ballantrae Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

B. District Engineer
No report.

C. District Manager

Mr. Hallberg stated that he contacted Devcon Computers, as requested by the Board, regarding cancelling the contract. He explained they have already used 12 of the 20 service hours included in the contract to install the new computer and interface it with the security system, but have agreed to transfer the remaining hours to another District that he manages and refund Ballantrae \$720.00. He stated that any additional work needed will be invoiced on a parts and labor basis at a higher rate.

Mr. Hallberg requested that the Board ratify the contract executed by Ms. Collins with Gimenez Vending with 15% of gross profit sales being funded to the District. He stated that Rafco Vending was only willing to pay 5% and both Pepsi and Coke offer no returns on their vending machines. Mr. Hallberg stated that the contract was reviewed by District Counsel. Following a brief discussion, Mr. Sikorski made a motion to ratify the contract with Gimenez Vending.

On a Motion by Mr. Sikorski, seconded by Mr. Daskarolis, with all in favor, the Board of Supervisors ratified the contract with Gimenez Vending for Ballantrae Community Development District.

Mr. Hallberg stated that a contract was entered into with US Security to provide services at the pool for 40 hours a week over the 16 weeks that school is not in session. He stated that the cost for this service is \$8,200, which is under the \$10,000 that was authorized by the Board at the last meeting. Mr. Hallberg stated that this contract was also reviewed by the District Counsel. He asked that the Board ratify the execution of the contract with US Security.

On a Motion by Mr. Daskarolis, seconded by Mr. Sikorski, with all in favor, the Board of Supervisors ratified the contract with US Security for Ballantrae Community Development District.

Mr. Hallberg stated that he received a proposal from Aquagenix for lake maintenance services for next year. He explained that the current contract expires in June and the proposal reflects an increase to \$1,920 a year. Following a brief discussion, Mr. Sikorski made a motion to accept the proposal from Aquagenix for lake maintenance.

On a Motion by Mr. Sikorski, seconded by Ms. Collins, with all in favor, the Board of Supervisors approved the proposal for lake maintenance from Aquagenix totaling \$1,920 for Ballantrae Community Development District.

Mr. Hallberg stated that the Pasco County Supervisor of Elections has reported that there are 702 registered voters residing in Ballantrae, which means that the District has met the requirement for a general election after being in existence for six years. He explained that the November election will still be a landowner's election and there are currently 971 landowners. Mr. Hallberg stated that the seats that will be up for election are currently held by Fred Sikorski, Theresa Lynn Collins and Patricia Adrion. A brief discussion ensued regarding the election process.

Mr. Hallberg stated that he has had a request to have signs posted announcing the Board meetings; two for the night before and two for the day of the meeting. He stated that the cost for these signs would be \$65.00 each. It was stated that a bulletin board was just purchased for the purpose of announcing community events, etc. and additional signs are not needed.

D. Maintenance Supervisor

Mr. Fletcher stated that the installation of the security system at the Tennis Courts is complete. He stated that he has gotten a good response from residents regarding the services being provided by the security company. A brief discussion ensued regarding the need to ensure that the security officers understand what is being expected of them.

Mr. Fletcher asked for clarification regarding the issue of what establishes a community wide event and therefore qualifies as a no-charge event. It was stated that this type of event has to be reviewed and approved by the Social Committee prior to booking. A discussion ensued regarding whether there was a limit to the number of guests a resident can have at the pool.

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. A resident asked for an update on the status of the road ownership issue in relationship to the intersection at Ballantrae and Mentmore Boulevards. Ms. Stewart stated that the ownership issue is still being addressed, but should be cleared up within the next thirty or forty days. She explained that some of the roads within the District have been turned over already and some are still in progress. However, all of the roads were platted for dedication to the County. Concerns were expressed with the number of accidents that have occurred at this intersection and the need to act quickly to find a resolution. Ms. Stewart explained that the intersection is owned by the County, but is still technically in the maintenance phase and therefore has not been officially accepted by the County. It was stated that before a traffic signal could be installed at the intersection a traffic study would have to be completed and the process could take a year or more. A resident recommended that the Developer install traffic calming signs in the area that state "Stop Sign Ahead" or "Children at Play" in the meantime. The Board asked that Staff send a letter to the County regarding the intersection and ask that they resolve the issue as expeditiously as possible.

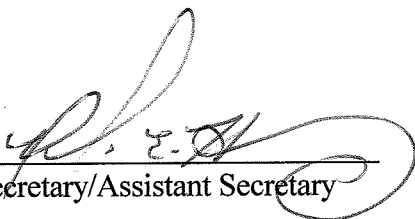
Mr. Hallberg asked if there were any Supervisor requests. Mr. Sikorski requested that the issue of employee salaries be included on next month's agenda.

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. Sikorski, with all in favor, the Board of Supervisors adjourned the Board of Supervisors' meeting at 6:40 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman