
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 the Ballantrae Community Development District was held on **Monday, July 2, 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
Patricia Adrion	Board Supervisor, Assistant Secretary
Jim Bagley	Board Supervisor, Assistant Secretary

Also present were:

Nils Hallberg	District Manager, Rizzetta & Company, Inc.
Tracey Robin	District Counsel, Straley & Robin
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 June 4, 2007

Mr. Hallberg stated that the first item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting on June 4, 2007. He asked the Board to review the minutes and let him know if there were any additions, deletions, or corrections. Ms. Collins stated that there was a typo on page three, under the sixth order of business and Mr. Hallberg stated that he would make the correction. With no other comments being heard, Mr. Hallberg asked for a motion to approve.

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 June 4, 2007 (as amended) for Ballantrae Community Development District.
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THIRD ORDER OF BUSINESS

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

Mr. Hallberg stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for June totaling \$68,119.42. He briefly reviewed the expenditures for the Board processed during the period of May 1-31, 2007. Mr. Hallberg asked if there were any questions on any of these expenditures. A brief discussion ensued on various bills and the process for paying invoices. 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 Operation and Maintenance Expenditures for June totaling \$68,119.42 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 he is still working on this issue with Mr. Fletcher and will bring it back to the Board next month.

FIFTH ORDER OF BUSINESS

**Consideration of Proposal from Himes
Electric for Installation of Light Fixtures
at the Pool**

Mr. Hallberg stated that the next item on the agenda was the consideration of a proposal from Himes Electric to install two light motion sensors at the pool. He stated that these would turn on should someone enter the facilities after hours and would provide better images for the security cameras. Following a brief discussion, it was decided to obtain additional proposals and discuss the issue next month.

SIXTH ORDER OF BUSINESS

Discussion on Employee Salaries

Mr. Hallberg stated that the next item on the agenda was the discussion on employee salaries. He stated that Mr. Fletcher is due for a review and he would like to review his salary at this time. Mr. Hallberg recommended that the Board increase his salary by 10% and include a stipend of \$200 a month towards medical insurance, which the District does not provide. He provided a brief overview of the services being provided by Mr. Fletcher and the savings to the community. A brief discussion ensued.

On a Motion by Ms. Collins, seconded by Mr. Bagley, with all in favor, the Board of Supervisors approved increasing Mr. Fletcher’s salary by 10% with an additional stipend of \$200 a month towards medical insurance coverage for Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Robin stated that he has reviewed the Chapter 190 requirements for holding elections and explained them to the Board and audience. He stated that according to the statutes the election must be set at a public meeting 90 days prior to the election. Mr. Robin presented a copy of the proxy that will be used, as required under Florida Statutes. It was stated that a proxy will be mailed to all residents 28 days prior to the election. Following a brief discussion, Ms. Collins made a motion to hold the next Landowner's Election on November 5, 2007.

On a Motion by Ms. Collins, seconded by Mr. Daskarolis, with all in favor, the Board of Supervisors approved holding a Landowner's Election on November 5, 2007 for Ballantrae Community Development District.

B. District Engineer

Not present.

C. District Manager

Mr. Hallberg stated that he has several things to present to the Board. He distributed copies of emails that he received from residents regarding issues with unsupervised minors at the pool. Mr. Hallberg provided a picture of a sign posted at the clubhouse in another community and recommended that the Board consider raising the age limit and require a photo ID for minors to use the facilities without an adult. He also recommended that a limit be set on the number of non-resident guests allowed at a time. The Board entertained audience comments on the subject and numerous recommendations were made. Mr. Robin reviewed the legal issues involved in requiring non-resident usage of the facilities. Following these discussions, the Board made the following motions:

On a Motion by Ms. Collins, seconded by Mr. Daskarolis, with all in favor, the Board of Supervisors revised the age requirements for unsupervised use of the pool to minors ages 13 through 17 with a photo I.D. (bearing a Ballantrae address or a PO Box number that can be verified as being owned by a Ballantrae resident) and prohibiting minors from bringing guests to the pool for Ballantrae Community Development District.

On a Motion by Ms. Collins, seconded by Mr. Bagley, with all in favor, the Board of Supervisors set a limit of four non-resident guests for Ballantrae residents 18 and older for Ballantrae Community Development District.

The Board requested that Staff provide a listing of places where the required I.D. can be obtained, rather than the District purchasing the equipment to make them. It was stated that the new policies will be effective immediately. Mr. Hallberg stated that he would post the new regulations at the pools.

A discussion ensued regarding security issues and the need to replace the elderly guard. Mr. Robin expressed concern with the security companies' liability and recommended that a sign be posted stating that security is on duty solely to protect Ballantrae District property and is not responsible for your belongings or personal injury. The Board asked that Staff add this statement to the sign regarding the new regulations.

Mr. Hallberg recommended that the security contract be extended. He reviewed three proposals for various options. Following a brief discussion, it was decided to extend the contract to include weekends after Labor Day through October 31 and from April 1 through Memorial Day.

On a Motion by Ms. Collins, seconded by Mr. Bagley, with all in favor, the Board of Supervisors extended the security contract to include weekends from Labor Day through October 31 and from April 1 through Memorial Day for Ballantrae Community Development District.

Mr. Hallberg stated that the District will have approximately \$30,000 to roll over into next year's budget. A brief discussion ensued.

It was stated that a request was made to install a speaker system at the pool for use by the social committee. Following a brief discussion it was decided to table this discussion until the next meeting.

Mr. Hallberg stated that during a recent field inspection the District was to be in violation of its SWFWMD Permit No. 44001890.004, COE Permit No. SAJ-2003-609 (ATF-MGH) in Village 5 by cutting into the wetlands. He explained that Mr. Santoro authorized the replanting and asked that the Board ratify the proposal. A brief discussion ensued regarding whether the landscapers or a homeowner actually did the cutting.

On a Motion by Ms. Collins, seconded by Mr. Bagley, with all in favor, the Board of Supervisors ratified the contract from Biological Research Associates totaling \$983.00 to replant the area covered under SWFWMD Permit No. 44001890.004, COE Permit No. SAJ-2003-609 (ATF-MGH) for Ballantrae Community Development District.

- D. Maintenance Supervisor
Not present.

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. Ms. Collins asked for an update on the status of the parking issues. It was stated that Mr. Fletcher is working on obtaining the overnight parking passes. Mr. Robin stated that towing companies will not tow if they are not properly posted. Ms. Collins asked that if the towing company is not willing to use the verbiage requested by the District, that the District sign at least be included on the same post as the towing companies to reduce the number of posts in the parking lot.

A resident asked what she can do regarding a neighbor who consistently parks in the street and a brief discussion ensued.

A brief discussion ensued regarding the traffic concerns at the intersection. It was stated that the traffic study is still in progress.

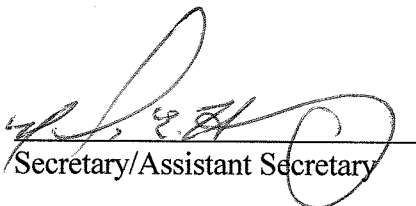
A resident requested that the landscapers look at the last Oak Tree behind 17554 Glenapp Dr. as it is diseased and has split open. Mr. Hallberg stated that he would research the issue.

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 Ms. Collins, seconded by Mr. Bagley with all in favor, the Board of Supervisors adjourned the Board of Supervisors' meeting at 12:50 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman