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**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, August 6, 2007 at 5:00 p.m.** at the Ballantrae Community Center, located at 17611 Mentmore Boulevard, Land O'Lakes, FL 34638.

Present and constituting a quorum:

Fred Sikorski	<b>Board Supervisor, Chairman</b>
Theresa Lynn Collins	<b>Board Supervisor, Vice Chairman</b>
Bill Daskarolis	<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>
John Vericker	<b>District Counsel, Straley &amp; Robin</b>
Bill Fletcher	<b>Maintenance Supervisor</b>
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 July 2, 2007**

Mr. Hallberg stated that the first item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting on July 2, 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 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 July 2, 2007 for Ballantrae Community Development District.
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**THIRD ORDER OF BUSINESS**

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

Mr. Hallberg stated that the next item on the agenda was the consideration of the operation and maintenance expenditures for July totaling \$55,227.18. He briefly reviewed the expenditures for the Board processed during the period of June 1-30, 2007. Mr. Hallberg asked if there were any questions on any of these expenditures. Following a brief discussion, Mr. Hallberg 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 July totaling \$55,227.18 for Ballantrae Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposals to Remove  
Large Oak Tree**

Mr. Hallberg stated that the next item on the agenda was the consideration of two proposals to remove the large oak tree in the common areas on the north west side of the pool. He explained that the tree was struck by lightning and is dead. Mr. Hallberg briefly reviewed the proposals from Omega Tree Service in the amount of \$1,300, Ameriscape USA in the amount of \$1,000 and Tree-Mendous, Inc. in the amount of \$870. Following a brief discussion, the Board decided to utilize the firm of Tree-Mendous, Inc. to remove the oak tree.

On a Motion by Ms. Collins, seconded by Mr. Daskarolis, with all in favor, the Board of Supervisors approved the proposal from Tree-Mendous, Inc. totaling \$870.00 for removal of the large oak tree for Ballantrae Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposal from Himes  
Electric Services 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 Services to install two light motion sensors at the pool. He stated that the lights would be positioned to assist the video cameras with recording any activity in the area after hours, as well as alerting others in the area of the need to notify security as the lights would come on if someone were to jump the fence, etc. 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 the proposal from Himes Electric Services to install two light motion sensors at the pool totaling \$1,780 for Ballantrae Community Development District.

**SIXTH 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 the discussion on posting “No Overnight or Commercial Vehicle Parking” signs at the Clubhouse. He stated that Mr. Fletcher created an overnight parking permit for use by residents or guests. Mr. Hallberg stated that with the Board’s permission he would contact Stepps Towing to enter into a contract and to provide the required signage. The Board agreed.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Fencing Issues**

Mr. Hallberg stated that the next item on the agenda was a discussion on fencing issues. He asked the Board for its opinion regarding the possibility of enclosing all of the recreational facilities with the exception of the playing fields. Mr. Fletcher recommended that the areas be enclosed for ease of enforcing rules and security. Mr. Hallberg recommended that a copy of the rules that are posted at the pool be posted at the playground as well. Following a brief discussion, the Board clarified that the established rules and policies includes all of the District’s recreational facilities.

On a Motion by Ms. Collins, seconded by Mr. Sikorski, with all in favor, the Board of Supervisors approved including all of the District’s recreational facilities in the established rules and policies for Ballantrae Community Development District.

Audience comments were entertained regarding the fencing question and other concerns / suggestions regarding security issues. It was stated that it would be appropriate to contact the sheriff’s office regarding some of the offensive behaviors mentioned. It was decided to postpone further discussion on the fence issue until it can be determined whether posting and enforcing the established rules curtails the issues.

Mr. Fletcher reviewed a report from the Sheriff’s office regarding various incidents that they have responded to in the community. Ms. Collins asked that bids be obtained for the fence by the next meeting so the Board can make an informed decision. It was stated that discussion on adding additional security options be included on the September agenda. A brief discussion was held regarding moving the September meeting to an evening meeting, but no Board action was taken. A request was made that an article be placed in the community newsletter informing the residents of the security solutions being considered and asking them to provide their input. A resident committee was formed to work with Mr. Fletcher to determine where the fence will go and what height it should be.

A discussion was held regarding the budget surplus of \$50,000. Mr. Hallberg stated that it is \$30,000. Mr. Daskarolis stated the minutes state \$50,000 and Mr. Hallberg clarified that at the last meeting he stated that it would be \$30,000 with the possibility of being up to \$50,000.

A motion was made to amend the previous motion approving the minutes.

On a Motion by Ms. Collins, seconded by Mr. Daskarolis, with all in favor, the Board of Supervisors amended the motion to approve the minutes of the Board of Supervisors' meeting held on July 2, 2007 to read as amended for Ballantrae Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2007-04,  
Setting the Public Hearing to Adopt Rules  
of Procedure**

Mr. Hallberg stated that the next item on the agenda relates to revising the Rules of Procedure. He recommended that it be tabled until the next meeting. The Board agreed.

**NINTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2007/2008  
Final Budget**

Mr. Hallberg stated that the next item on the agenda was the public hearing on the Fiscal Year 2007/2008 Final Budget. He asked for a motion to open the public hearing.

On a Motion by Mr. Daskarolis, seconded by Ms. Collins, with all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2007/2008 Final Budget for Ballantrae Community Development District.

Mr. Hallberg stated that he distributed three sets of budgets, with one being what was approved as the proposed budget and two other possible budgets that he would like the Board to consider. He reviewed the assessment levels that residents would pay should the proposed budget be approved at \$841,880 including the \$70,000 in Contingency for TRIM line item and the \$30,000 surplus.

Mr. Hallberg briefly reviewed the second budget option, stating that it totals \$771,880 and does not include the Contingency for TRIM line item. He explained that it still reflects \$30,000 in surplus funds being carried forward. Mr. Hallberg stated that in reality it appears that the surplus is going to be at \$90,000 rather than the \$30,000 listed on this budget. It was stated that if this budget were to be approved the assessment levels would be reduced slightly. A brief discussion ensued regarding why the TRIM was included in the proposed budget.

Mr. Hallberg stated that the third budget option takes out the TRIM amount, as well as the anticipated surplus, which would then reduce assessments significantly, but does not leave any funds for capital improvements or emergencies. Mr. Sikorski stated that he is confident that the first budget should not be considered. He stated that the second budget should be reviewed by line item before being approved and he would be concerned about approving a budget that does not contain funds for emergencies or capital improvements.

A brief discussion ensued regarding what the budgeted line items were based on. Mr. Hallberg stated that the second budget option contains enough money to carry the District through the period between the time the fiscal year begins and the funds are received. It also provides funds for additional items that may be needed throughout the year. Resident comments were entertained, with the general consensus being that everyone preferred the second budget option totaling \$771,880.

Mr. Hallberg explained the procedure for collecting assessments on lots currently owned by builders, as well as the reasoning behind the 6% collection costs from Pasco County. Following a brief discussion, Mr. Hallberg asked for a motion to close the public hearing.

On a Motion by Ms. Collins, seconded by Mr. Sikorski, with all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2007/2008 Final Budget for Ballantrae Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2007-05,  
Adopting the Fiscal Year 2007/2008 Final  
Budget**

Mr. Hallberg stated that the next item on the agenda was the consideration of Resolution 2007-05 formally adopting the Fiscal Year 2007/2008 Final Budget. Mr. Daskarolis made a motion to approve the resolution adopting the final budget at \$771,880 plus collection costs.

On a Motion by Mr. Daskarolis, seconded by Ms. Collins, with all in favor, the Board of Supervisors approved Resolution 2007-05, Adopting the Fiscal Year 2007/2008 Final Budget totaling \$771,880 plus collection costs for Ballantrae Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel  
No report.

B. District Engineer  
Not present.

C. District Manager  
Mr. Hallberg stated that he forwarded a thank you email to Mr. Fletcher from a resident regarding the service that he provides to the community and wanted to publicly express his appreciation for the outstanding job that Mr. Fletcher is doing for the community.

Mr. Hallberg stated that he has had requests from residents in village 6 regarding pond #31 and issues regarding the pond banks never being finished. He asked the Board for assistance with this situation as he has been unable to accomplish this task. Mr. Sikorski stated that he would look into the matter and speak with M/I Homes regarding the pond banks.

Mr. Hallberg stated that the permits for the crosswalks have been approved and should be finalized by the end of next week. A brief discussion ensued regarding the installation of a street light at the intersection of Ballantrae Boulevard and SR 54. It was stated that a traffic study was completed by M/I Homes, but to the Board's knowledge the County has not approved a light at this intersection.

A brief discussion ensued regarding the possibility of installing additional sidewalks. It was stated that the area in question lies in a right of way and it may not be possible to do so and the cost might be prohibitive, as well.

Mr. Hallberg stated that he was approached by the HOA regarding the possibility of sharing the cost for a speaker system to be installed by the pool deck. Following a brief discussion, the Board agreed to share the cost for the speaker system. It was stated that caution should be exercised regarding music levels, etc. that might be offensive to other residents. A representative of the HOA stated that the speakers would be used primarily by the social committee at their sponsored events and would not be available for use by the general public.

On a Motion by Mr. Sikorski, seconded by Ms. Collins, with all in favor, the Board of Supervisors authorized the purchase of a speaker system for the pool area with a not-to-exceed amount of \$2,000 to be shared equally by the District and the HOA for Ballantrae Community Development District.

D. Maintenance Supervisor

Mr. Fletcher stated that a resident inquired if she could place a sign out on SR 54 announcing the opening of her Daycare. The Board stated that it could not grant permission for this as SR 54 is a County road.

Mr. Fletcher asked if the street barricades could be extended along Village 6. He explained that he is having issues with the use of four wheelers in the area and the parking of semi-trailers and trucks for days at a time. A brief discussion ensued regarding various options to resolve the issue. Mr. Sikorski stated that he would discuss the issue with M/I Homes.

**TWELFTH 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 Mr. Hallberg had any information regarding residents that are interested in becoming Board Members. Mr. Hallberg stated that he has been given the names of three individuals, who would be interested in running for the seats that will be up for re-election in November. A brief discussion ensued regarding election procedures.

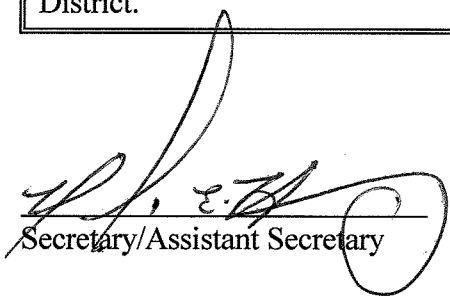
With no other Supervisor requests being heard, Mr. Hallberg asked if there were any audience comments. A resident inquired whether the Social Club can legally host a poker or bingo game. Mr. Hallberg stated that as long as alcoholic beverages are not being served and a permit is obtained from the County those types of events can be held. He stated that he would obtain contact information for the HOA regarding this request.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Hallberg stated that there was no other business items scheduled to come before the Board. He asked for a motion to adjourn the meeting.

On a Motion by Mr. Sikorski, seconded by Ms. Collins with all in favor, the Board of Supervisors adjourned the Board of Supervisors' meeting at 7:10 p.m. for Ballantrae Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman