
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, September 10, 2007 at 11:05 a.m.** at the Ballantrae Community Center, located at 17611 Mentmore Boulevard, Land O'Lakes, FL 34638.

Present and constituting a quorum:

Fred Sikorski	Board Supervisor, 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
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 August 6, 2007

Mr. Hallberg stated that the first item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting on August 6, 2007. He asked the Board if there were any additions, deletions, or corrections. Hearing none, Mr. Hallberg asked for a motion to approve.

On a Motion by Mr. Sikorski, seconded by Mr. Daskarolis, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on August 6, 2007 for Ballantrae Community Development District.
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THIRD ORDER OF BUSINESS

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

Mr. Hallberg stated that the next item on the agenda was the consideration of the operation and maintenance expenditures for August totaling \$113,726.11. He briefly reviewed the expenditures for the Board processed during the period of July 1-31, 2007 stating that it contains a transfer of \$54,177 into the debt service interest bearing account. 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 August totaling \$113,726.11 for Ballantrae Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Fencing Proposals

Mr. Hallberg stated that the next item on the agenda was the consideration of fencing proposals to enclose the basketball courts. He explained that Mr. Fletcher has obtained two proposals; one from McConnie Fence for \$18,000 and one from USA Fence for \$16,719. However, due to some confusion regarding the time for this meeting, he recommended that this discussion be continued until later in the meeting or at a continued meeting later this evening to allow for resident feedback on this issue. Mr. Sikorski agreed.

FIFTH 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 was the consideration of Resolution 2007-04, setting a public hearing to adopt updated Rules of Procedure. He explained that periodically District's need to review and update the Rules of Procedure to ensure that the District complies with any changes that have been made to the Florida Statutes relating to Community Development Districts. Mr. Robin stated that there have been some changes made to the Statutes and he is in the process of updating the Rules of Procedure at this time. Mr. Hallberg recommended that the Board set the public hearing to coincide with the November meeting to provide ample time to meet the advertising requirements.

On a Motion by Mr. Sikorski, seconded by Mr. Daskarolis, with all in favor, the Board of Supervisors approved Resolution 2007-04, Setting the Public Hearing on Rules of Procedure to coincide with the regular November meeting of the Board of Supervisors for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2005/2006
Financial Audit**

Mr. Hallberg stated that the next item on the agenda was the consideration of the Fiscal Year 2005/2006 Financial Audit. He stated that it was a clean audit opinion and asked if there were any questions. Hearing none, he asked for a motion to accept the audit.

On a Motion by Mr. Daskarolis, seconded by Mr. Sikorski, with all in favor, the Board of Supervisors accepted the Fiscal Year 2005/2006 Financial Audit for Ballantrae Community Development District.

Mr. Hallberg stated that the contract with Grau & Associates for auditing services has expired and the Board needs to select an Audit Selection Committee as part of the process.. He recommended that the Board sit as the Audit Selection Committee and set the meeting just prior to the start of the regular October meeting with the goal of finalizing the selection at the November meeting. A brief discussion was held regarding the possibility of residents being offered the option of participating on the committee, as well. Mr. Robin recommended that the board appoint itself as the committee as they have the option of inviting a qualified resident to join the committee should one or more be interested. Mr. Hallberg asked for a motion to approve.

On a Motion by Mr. Sikorski, seconded by Mr. Daskarolis, with all in favor, the Board of Supervisors appointed the Board of Supervisors and any interested residents (approved by the Board) to serve as the Audit Selection Committee and set a meeting date of just prior to the regular October meeting of the Board of Supervisors for Ballantrae Community Development District.

Mr. Robin clarified that the committee will not make the actual selection, but will make a recommendation to the Board.

SEVENTH ORDER OF BUSINESS

**Consideration of a Proposal from A Total
Solution, Inc. for Access Control System at
the Straiton Pool**

Mr. Hallberg stated that he has had several requests from the residents at the Straiton pool to have the same card system as the main pool uses, to assist with the security issues that have moved from the main pool to the Straiton pool. Following a brief discussion, the Board decided to table any action on this item until the evening meeting.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2007-06,
Designating the Meeting Schedule for
Fiscal Year 2007/2008**

Mr. Hallberg stated that the next item on the agenda was the consideration of Resolution 2007-06, designating the meeting schedule for Fiscal Year 2007/2008. He stated that, currently the District meets on the first Monday of each month at 11:00 a.m. with the exception of the four evening meetings required by Pasco County. Following a brief discussion, the board decided to continue to hold its meetings on the first Monday of each month at 6:00 p.m. to accommodate resident's requests for evening meetings.

On a Motion by Ms. Adrion, seconded by Mr. Sikorski, with all in favor, the Board of Supervisors approved holding all the District meetings at 6:00 p.m. for Ballantrae Community Development District.

A brief discussion was held regarding whether the first Monday for any of the months falls on a holiday and should therefore be moved forward a week. It was stated that the September meeting would need to be moved until the 8th due to Labor Day.

On a Motion by Mr. Sikorski, seconded by Mr. Daskarolis, with all in favor, the Board of Supervisors approved Resolution 2007-06, approving the Fiscal Year 2007/2008 meeting schedule as the first Monday of each month (except for September which will be held on the second Monday) at 6:00 p.m. at the Ballantrae Community Center, located at 17611 Mentmore Boulevard, Land O'Lakes, FL 34638 for Ballantrae Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Robin stated that he had two housekeeping issues to bring before the board. He stated that it was discovered recently that there was a cliché in the language in Plat 2A, whereas it was not clear that those roads were dedicated to the County. He asked that the Board authorize the Chairman to execute the corrected dedication of the roads. It was stated that this affects Ballantrae Boulevard from the entrance at SR 54 up to Ayrshire Boulevard.

On a Motion by Mr. Daskarolis, seconded by Mr. Sikorski, with all in favor, the Board of Supervisors authorized the Chairman to execute the revised dedication of the roads for Plat 2A for Ballantrae Community Development District.

Mr. Robin presented an easement agreement with the former landowner's the Aprile family for use of the drainage system going into the big lake, as they still own a portion it. It was stated that the original agreement was made with MI Homes at the time the land was purchased and needs to be revised since to the drainage system, etc. has been turned over to the District. Mr. Robin asked that the Chairman be allowed to execute the Easement Agreement with the Aprile family.

On a Motion by Mr. Daskarolis, seconded by Mr. Sikorski, with all in favor, the Board of Supervisors authorized the Chairman to execute the Easement Agreement with the Aprile family for Ballantrae Community Development District.

- B. District Engineer
No report.
- C. District Manager
Mr. Hallberg reviewed the procedures for the November Landowner's Election and presented copies of the ballot and proxy to the Board. Those interested in running for office were asked to contact Mr. Hallberg.
- D. Maintenance Supervisor
No report.

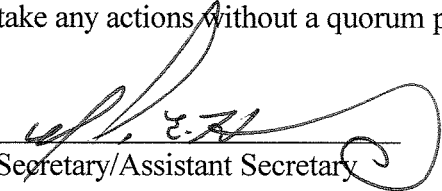
TENTH ORDER OF BUSINESS


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. A request was made to continue the meeting until 5:00 p.m. as that is the time that was listed in the newsletter.

On a Motion by Mr. Sikorski, seconded by Mr. Daskrolis with all in favor, the Board of Supervisors continued the Board of Supervisors' meeting until 5:00 p.m. at the same location for Ballantrae Community Development District.

The meeting was unable to reconvene at 5:00 p.m., due to the lack of a quorum. However, resident comments were entertained regarding security and fencing issues, the installation of a swipe system for the Straiton pool, the upcoming November election and various other concerns. It was stated that the Board would consider the comments at the next Board meeting as it is unable to take any actions without a quorum present.


Secretary/Assistant Secretary


Chairman/Vice Chairman