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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 special meeting of the Board of Supervisors of the Ballantrae Community Development District was held on **Monday, February 18, 2008 at 6:00 p.m.** at the Ballantrae Community Center, located at 17611 Mentmore Boulevard, Land O'Lakes, FL 34638.

Present and constituting a quorum:

James Flateau	<b>Board Supervisor, Chairman</b>
Amanda Battistoni	<b>Board Supervisor, Vice Chairman</b>
Kelly Moseley	<b>Board Supervisor, Assistant Secretary</b>
Richard Levy	<b>Board Supervisor, Assistant Secretary</b> <i>(joined the meeting in progress)</i>

Also present were:

Nils Hallberg	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Bill Fletcher	<b>Maintenance Supervisor</b>
Derek Wagner	<b>Representative, Aquagenix</b>
Ray Martinez	<b>Representative, Flowers Gone Wild</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Flateau called the meeting to order and Mr. Hallberg read the roll call.

**SECOND ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisor's Meeting on February 4,  
2008**

Mr. Flateau stated that the next item on the agenda was the consideration of the minutes of the Board of Supervisor's meeting held on February 4, 2008. He asked if there were any additions, deletions, or corrections. Hearing none, Mr. Flateau asked for a motion to approve.

On a Motion by Ms. Moseley, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on February 4, 2008 for Ballantrae Community Development District.
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**THIRD ORDER OF BUSINESS**

**Consideration of Aquagenix Proposal**

Mr. Flateau stated that the next item of business was the consideration of a proposal from Aquagenix to treat the ponds. Mr. Wagner, from Aquagenix, reviewed the two proposals stating that he is recommending that the District treat the ponds 18 times a year; however, he did include a proposal for two treatments every month should that be something the Board wanted. Mr. Wagner explained that in his experience, it is not necessary to treat the ponds twice a month in the winter. He recommended that the District plant flowers on the littoral shelf and along the shore of lake #6 to enhance the appearance of the area. Mr. Wagner stated that this would be in addition to the proposed contracts. Mr. Hallberg stated that the proposal for 18 months is \$6,600 more than the current contract, and \$4,900 more than the budgeted amount. It was stated that the current contract expires in June. Following a brief discussion, the Board decided to table any action until the next meeting. Mr. Hallberg recommended that the Board consider obtaining proposals from other firms to ensure the best pricing and further discussion ensued with the Board agreeing to wait until the next meeting to decide whether to seek other proposals.

**FOURTH ORDER OF BUSINESS**

**Discussion on Community Center Décor**

Mr. Flateau stated that the next item on the agenda was a discussion regarding decorating the clubhouse. Mr. Hallberg stated that the decorator he met with declined the project as it was too big for her. A brief discussion ensued.

**FIFTH ORDER OF BUSINESS**

**Discussion on Flowers Gone Wild**

Mr. Flateau stated that the next item on the agenda was a discussion with Flowers Gone Wild. Mr. Martinez distributed catalogues for the Board to review, stating that he will sell any items to the District at his cost due to the existing contract. It was stated that it is not possible to have electrical service at the poles. A discussion was held regarding types of garland, ornaments, etc. and where Mr. Martinez would recommend adding additional decorations. Mr. Flateau recommended that Flowers Gone Wild review the options and submit a proposal to Mr. Hallberg to be distributed to the Board for consideration at a future meeting. It was stated that the prices in the catalogues are good until June. Further discussion ensued regarding the possibility of decorating the top of the tower, installation of a Christmas tree and other possible improvements to the existing design. It was stated that the Board would like to discuss this again at the March 17<sup>th</sup> meeting.

*(Mr. Levy joined the meeting in progress.)*

**SIXTH ORDER OF BUSINESS**

**Update on Shoppes at Ballantrae**

Mr. Flateau updated the Board regarding two meetings that he attended regarding the planned Shoppes at Ballantrae. He stated that he met with Pasco County's Chief Engineer and the engineering consultant to Dunphy Properties on March 13, 2008 to discuss any possible changes to the entrance at Ballantrae as a result of the project.

Mr. Flateau explained that with a couple of modifications to the medians and the north median cutaway the installations of the deceleration lanes will not interfere with the tower. However, there will need to be some modifications to the landscaping in some areas to comply with regulations to ensure sight lines for motorists. He stated that the landscaping on the east side of the Ballantrae entrance is currently in an easement granted by the Aprile family and will need to be moved. Mr. Flateau stated that the District will be receiving a written guarantee from the Developer of a new easement 10 to 15 feet further back than the current easement and that the Developer will be responsible for ensuring the success of the new landscaping. A brief discussion ensued.

Mr. Flateau stated that the Pasco County Development Review Committee met on March 14, 2008 and approved the original application (available on the County website) to re-zone the 38-acres with the two changes that were proposed by Dunphy Properties. Those being to move the entrance from the weir separating the main east side pond from the small retention pond to an east-west access, south of the two ponds, and to clarify that any restaurants opened in the Shoppes would be allowed to serve alcohol. He reviewed the process that Dunphy Properties will have to follow before receiving full approval on the project. Mr. Flateau stated that while the District is supportive of the project at this time, he declined to be sworn in at the hearing as he did not feel that it would be appropriate for him to endorse the project until the Board has actually seen the site plans.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Manager

Mr. Hallberg stated that he sent a letter to Mr. Daskarolis inquiring about his intentions regarding serving on the Board of Supervisors. He stated that he also responded to the correspondence from Mrs. Paul regarding concerns about lighting the gazebo. Both letters were read into the record.

B. Maintenance Supervisor

Mr. Fletcher provided information regarding grills for the newly expanded deck at the Straiton Town Homes and reviewed the various pricing. Following a brief discussion, the Board decided to purchase two single unit grills from A Park. Mr. Flateau asked for a motion to approve the purchase of two BV1167 standard cooker grills. It was stated that additional tables and chairs would need to be a budget consideration.

<p>On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved the purchase of two BV1167 Standard Cookers for installation at the Straiton pool for Ballantrae Community Development District.</p>
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Mr. Fletcher stated that he obtained a proposal for a deep steam extraction and to seal the grout in the clubhouse in the amount of \$824.60. It was decided to table this issue until the matter of the interior decorating has been decided.

Mr. Fletcher stated that he met with the new supervisor from Ameriscape, USA and reviewed his concerns with various areas within the District. A brief discussion ensued.

Mr. Fletcher stated that he contacted Progress Energy again regarding the lighting issues and a brief discussion ensued. He stated that he would update the Board again at the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

Mr. Flateau stated that the next item on the agenda was Supervisor requests and audience comments. He asked if there were any Supervisor requests. A brief discussion ensued regarding alternative options for the removal and maintenance of the rust. Mr. Hallberg stated that he asked Suncoast Rust to inspect the problem and has a received a verbal quote that is less than the quote from Advances Water Services. He stated that he would have the written quote in time for consideration at the next meeting.

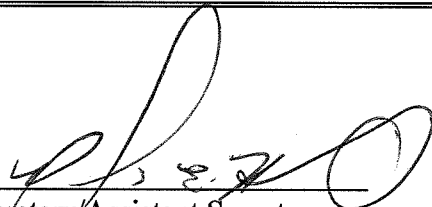
Mr. Flateau asked if there were any audience comments. A discussion was held regarding a proposed corporate center complex and the impact this project would have on the District. A public notice of a meeting on this project was provided to the Board along with contact information.

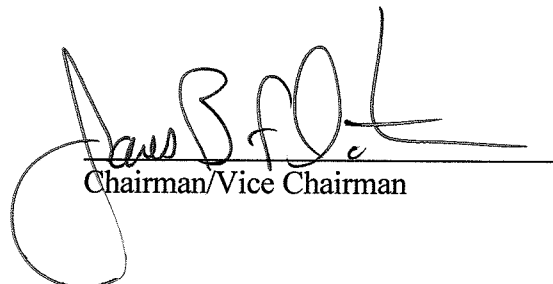
**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flateau 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 Ms. Battistoni, seconded by Mr. Levy, with all in favor, the Board of Supervisors adjourned the meeting at 7:24 p.m. for Ballantrae Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman