
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, March 17, 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	Board Supervisor, Chairman
Amanda Battistoni	Board Supervisor, Vice Chairman
Kelly Moseley	Board Supervisor, Assistant Secretary
Richard Levy	Board Supervisor, Assistant Secretary

Also present were:

Nils Hallberg	District Manager, Rizzetta & Company, Inc.
Bill Fletcher	Maintenance Supervisor
Lt. Jack Armstrong	Representative, Pasco County Sheriff's Department
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 March 3, 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 March 3, 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. Battistoni, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on March 3, 2008 for Ballantrae Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Proposal from Bio-Tech
Mass., Inc. for Erosion Repair**

Mr. Flateau stated that the next item of business was the consideration of a proposal from Bio-Tech Mass., Inc. to repair the erosion damage at the two front entrance ponds. It was decided to table this item until such time as the District Engineer was available to review the proposal with the Board.

FOURTH ORDER OF BUSINESS

**Presentation by County Sheriff Lt. Jack
Armstrong on Hiring Off-duty officers for
Park Security**

Mr. Flateau stated that the next item on the agenda was the presentation by Lt. Jack Armstrong of the Pasco County Sheriff's Department. He explained that at previous meetings the Board and residents have discussed the possibility of hiring security personnel for the pool and park areas for the summer months. Based on these discussions Lt. Armstrong was invited to attend this meeting to inform us what services would be available should the District decide to utilize off-duty officers.

Lt. Armstrong stated that a number of communities have begun to utilize the services of off-duty officers to provide additional security for their residents. He stated that the cost for the services would be \$31/hour with a four hour minimum. Lt. Armstrong confirmed that the officer would be able to enforce District rules relating to trespass issues as well as all County and State laws. It was stated that the days and hours may be varied on a weekly basis to ensure that residents are not sure when the officer will be on site. Mr. Flateau reminded residents the officer would only be able to patrol CDD property, as under State law the CDD cannot fund coverage for areas owned by the HOA. However, the HOA is considering hiring their own off-duty officers to patrol the streets in the villages. Mr. Hallberg stated that the average monthly cost to have an officer five days a week will be approximately \$2,600.

A discussion was held regarding the possibility of fencing in the park areas to limit access and therefore possibly cut down on some of the security issues. It was stated that fencing in the park would not eliminate the need for security officers. Audience comments were entertained on this topic, but no formal Board action was taken.

FIFTH ORDER OF BUSINESS

Community Clubhouse Décor

Mr. Hallberg stated that the decorator who was scheduled to present her ideas for decorating the clubhouse notified him that she would not be submitting a proposal. A brief discussion ensued regarding tabling this item until budget discussions are being held.

SIXTH ORDER OF BUSINESS

**Update on Accident on Ballantrae
Boulevard**

Mr. Flateau asked Mr. Hallberg to provide an update on the damage as a result of the accident on Ballantrae Boulevard. Mr. Hallberg stated that he has obtained estimates to repair the damaged wall and landscaping totaling \$19,000, which does not include the landscaping or the District Engineer's inspection costs. He stated that he has a conference call with both insurance companies to work out the details of which company will be paying what. The District's insurance company will subrogate the expenses that will be paid by the responsible parties' insurance company. A brief discussion ensued.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Manager

Mr. Hallberg stated that he has scheduled a resident budget meeting to request input from the residents regarding what items are wanted in the budget on April 21, 2008 at 6:00 p.m. He stated that there will also be a special budget meeting for the Board to review the preliminary budget on May 19, 2008 at 6:00 p.m. A brief discussion ensued regarding holding meetings later in the evening and the possibility of continuing bi-monthly meetings.

B. Maintenance Supervisor

Mr. Fletcher stated that the pavers are in the process of being installed at the Straiton Pool and the grills will be in shortly.

Mr. Fletcher stated that he received a complaint from a resident that several pets became sick after Ameriscape USA sprayed the area, claiming that the area was not posted effectively. Mr. Flateau stated that he recommended the resident take his dog to the veterinarian to ascertain what is wrong before the Board takes any action, but he has not heard back from the resident to date. A brief discussion ensued.

Mr. Fletcher stated he obtained an estimate form Ameriscape USA to bring the entrance at Lintower up to community standards in the amount of \$3,795. Ms. Moseley declared her conflict of interest in this matter as her husband is an employee of Ameriscape, USA. Mr. Flateau asked for a motion to approve the project with a not-to-exceed amount of \$4,000.

On a Motion by Ms. Battistoni, seconded by Mr. Levy, with three in favor and Ms. Moseley abstaining from the vote, the Board of Supervisors authorized Ameriscape USA to complete the landscaping at the entrance of Lintower with a not-to-exceed amount of \$4,000 for Ballantrae Community Development District.

Mr. Fletcher stated that Suncoast Rust will be installing the tanks on March 21, 2008 and the system should be operational by the end of the month.

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. Ms. Moseley stated that she had a request from residents to install additional swing sets at the park. Following a brief discussion, the Board decided to purchase two swing sets with four baby swings on one set and four teen swings on the other one at a cost of approximately \$2,000 per swing set plus installation.

On a Motion by Ms. Moseley, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the purchase of two swing sets with four baby swings on one set and four teen swings on the other one with a not-to-exceed amount of \$5,000 including installation for Ballantrae Community Development District.

A brief discussion ensued regarding the need to replace the nets on the Basketball Courts.

Another discussion was held regarding the condition of the Bahia grass in the common areas. Mr. Hallberg explained that treating for weeds in the Bahia grass is not part of the landscaping contract as it tends to kill the grass as well as the weeds. He recommended that an estimate be obtained to reseed those areas that are looking particularly bad. A brief discussion ensued.

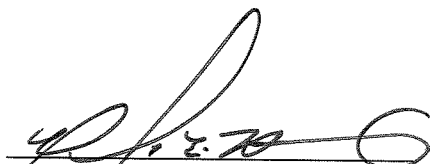
Mr. Flateau asked if there were any audience comments. There were none.


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 8:00 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Moseley Kelly Dannette</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Ballantrae COD</i>
MAILING ADDRESS <i>4055 Duke Fifth St.</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input checked="" type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY <i>Land O Lakes Pasco</i>	NAME OF POLITICAL SUBDIVISION: <i>Ballantrae COP</i>
DATE ON WHICH VOTE OCCURRED <i>3/17/08</i>	MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Kelly Moselaj, hereby disclose that on Mon March 17, 2008:

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, my spouse;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

This is a conflict of interest as my spouse works for the company placing the bid.

3/17/08
Date Filed

Kelly J Moselaj
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.