

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, March 3, 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
Richard Levy	Board Supervisor, Assistant Secretary

Also present were:

Nils Hallberg	District Manager, Rizzetta & Company, Inc.
Tracey Robin	District Counsel, Straley & Robin <i>(via speaker phone)</i>
Tonja Stewart	District Engineer, WilsonMiller, Inc. <i>(via speaker phone)</i>
Bill Fletcher	Maintenance Supervisor
Derek Wagner	Representative, Aquagenix
Melanie Farndeu-Cordea	Interior Decorator
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 18,
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 18, 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 February 18, 2008 for Ballantrae Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Board Supervisor
Resignation (Bill Daskarolis)**

Mr. Flateau stated that Mr. Hallberg has a letter from Board Supervisor, Bill Daskarolis to that he would like to present to the Board at this time. Mr. Hallberg stated that he received a check from Mr. Daskarolis refunding the District for the Supervisor pay that was processed in error, as well as a letter indicating Mr. Daskarolis' intent to resign from the Board. He asked for a motion to accept his resignation.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors accepted the resignation of Bill Daskarolis as Board Supervisor for Ballantrae Community Development District.

Mr. Hallberg asked if there were any names that the Board would like to consider as a replacement at this time. It was stated that this item would be tabled until the April 7th meeting.

FOURTH ORDER OF BUSINESS

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

Mr. Flateau stated that the next item on the agenda was the consideration of the Operation and Maintenance expenditures for February. Mr. Hallberg briefly reviewed the expenditures totaling \$80,577.95 for the Board. He asked if there were any questions. Hearing none, Mr. Flateau asked for a motion to approve as discussed.

On a Motion by Ms. Battistoni, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for February totaling \$80,577.95 for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of New Business

Mr. Flateau stated that there was supposed to be a presentation from the Pasco County Sheriff's Office this evening. However, Deputy Gondeck was unable to attend and the presentation has been postponed until the next meeting. He entertained comments from the residents regarding security issues that they might want to have discussed with the Sheriff when he is in attendance. Discussion was held regarding the possibility of fencing the facilities, whether the property is private or public, capacity issues and security options. No Board action was taken regarding any of the suggestions that were made.

A discussion was also held regarding the possibility of changing the meeting times to 7:00 p.m., but no Board action was taken.

SIXTH OFDER OF BUSINESS

Consideration of Old Business

Mr. Flateau stated that the first item for discussion under Old Business was the consideration of two proposals for rust control in the irrigation system. Mr. Hallberg recommended that the presentation on the clubhouse décor be given first so she could leave when finished should she desire to do so. Mr. Flateau stated, for the benefit of the residents, that the Board is investigating the possibility of enhancing the meeting room at the clubhouse and has invited an interior decorator to present her ideas for the project as part of that process. Ms. Fardeu-Cordea presented her design, which included separating the kitchen area from the meeting room and replacing the dishwasher with an ice maker. The overall plan totaling \$55,000 included the addition of several chairs and various tables, an entertainment center and T.V., window coverings, flooring, art work and repainting of the walls and called for an open floor plan that would be conducive to setting up for meetings, etc. and still be inviting to encourage use by the residents. Following a brief discussion, the Mr. Flateau thanked Ms. Fardeu-Cordea for her time and presentation. He stated that the Board would be reviewing other proposals prior to making a final decision.

Mr. Flateau stated that the next item to be considered were the proposals from Aquagenix relating to the installation of aquatic plants and the renewal of a pond maintenance contract. Mr. Flateau stated that he would prefer to obtain other proposals to ensure that the District receives the best pricing for the service. A brief discussion ensued regarding this and the possibility of stocking the ponds. The Board considered the proposal for the installation of aquatic plants to enhance lake #6 and agreed to proceed setting a not-to-exceed amount of \$1,525. Mr. Flateau called for a motion to approve.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved the proposal from Aquagenix to install aquatic plants along Lake #6 with a not-to- exceed amount of \$1,525 for Ballantrae Community Development District.

Mr. Flateau asked Mr. Hallberg to review the proposals for rust control. Mr. Hallberg reviewed the proposals from Suncoast Rust Control, Inc. and Advanced Water Services. Following a brief discussion, the Board agreed to accept the proposal from Suncoast Rust Control, Inc. It was stated that the main difference in the pricing relates to the inclusion of cleaning the current rust stains and ownership of the equipment by Suncoast Rust Control, Inc., whereas Advanced Water Services wants to sell the equipment to the District and charge for the initial cleanup. 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 proposal from Suncoast Rust Control, Inc. for Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Robin reminded the Board that e-mails relating to District business are considered public records and should not be simply deleted, but should be forwarded to District Manger by copying them on both incoming and outgoing emails. Mr. Robin stated that he would be forwarding a memo regarding this matter to the Board.

B. District Engineer

Ms. Stewart explained that M/I Homes is working to correct an issue, whereas the first segment of Ballantrae Boulevard up to about Ayrshire Blvd. and a few of the roads within Ayrshire was erroneously dedicated to the District rather than the County. Staff is working to obtain the required documentation for the roads to be accepted by the County. It was stated that this is more of a procedural process than anything else.

Ms. Stewart stated that she has been working with Bio-Tech Mass regarding moving the cable in the front entrance pond relating to the fountains and will be forwarding the proposal to Mr. Hallberg shortly. She recommended that unless an erosion problem is critical, the repairs should be done in May.

Mr. Hallberg stated that there is a drainage control structure that is collapsing along Ayrshire that is designed to control the flow of water into the wetlands. He stated that he has spoken with Mr. Santoro of M/I Homes regarding the issue and he has requested that the contractor look into the situation. Ms. Stewart asked that she be informed when the work is going to be completed.

Ms. Stewart stated that her initial estimate for the cost to install the sidewalk totals \$125,000, which differs from the proposal obtained by Mr. Solkin. She asked for a copy of the proposal that the District had obtained totaling \$42,000, so that she could review the scope of work for comparison purposes. Ms. Stewart stated that she would obtain further proposals for the project to have available for discussion during the budget process.

A discussion was held regarding the need to have Ms. Stewart assess the damage to the cement wall that was struck by an SUV.

(Mr. Robin and Ms. Stewart left the meeting).

C. District Manager

No report.

D. Maintenance Supervisor

Mr. Fletcher stated that he was unable to obtain signage specific to "No Commercial Overnight Parking". Following a brief discussion on the various options that are available, the Board directed Mr. Fletcher to work with Ms. Battistoni to determine which option will best suit the District's needs.

Mr. Fletcher stated that there is an erosion issue impacting a homeowner on Ayrshire. Mr. Hallberg stated that the warranty department at M/I Homes will be addressing this issue.

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. Battistoni expressed concern with weeds that are growing in some of the common areas. Mr. Fletcher stated that Ameriscape, USA has started treatment for those weeds but it will take at least two weeks for the treatments to resolve the problem. He confirmed that the spraying for the fire ants is scheduled to occur in April and the planting at the end of Glennapp will occur in May to coincide with the rainy season.

Mr. Flateau asked if there were any audience comments. A resident expressed his interest in being considered for the vacant seat on the Board.

A discussion was held regarding the need to cover some of the irrigation pipes and whether or not there is a binding contract with Flowers Gone Wild. It was stated that there will be a number of corrections made to the contract before next year and there were problems with the electrical service in some areas.

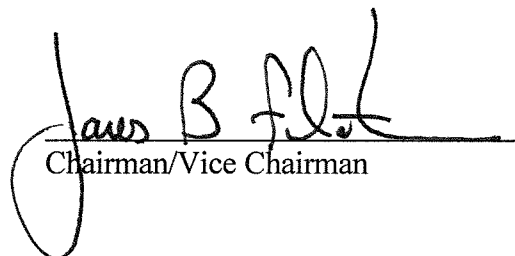
NINTH ORDER OF BUSINESS

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 Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors adjourned the meeting at 8:09 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman