
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, April 7, 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 <i>(joined the meeting in progress)</i>

Also present were:

Nils Hallberg	District Manager, Rizzetta & Company, Inc.
Tracy Robin	District Counsel, Straley & Robin
Tonja Stewart	District Engineer, WilsonMiller, Inc.
Bill Harrison	Maintenance Staff
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 Filling the Vacant Seat
on the Board**

Mr. Flateau stated that the first item on the agenda was the consideration of filling the vacant seat on the Board. He expressed an interest in tabling this item as he would like to allow more time to contact interested individuals. Mr. Hallberg stated that he has spoken with a couple of individuals regarding the position but there haven't been any qualified individuals interested in filling the position. Ms. Moseley made a motion to table this item.

<p>On a Motion by Ms. Moseley, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors tabled the consideration of filling the vacant seat on the Board until further notice for Ballantrae Community Development District.</p>

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisor's Meeting on March 17, 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 17, 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 Ms. Moseley, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on March 17, 2008 for Ballantrae Community Development District.

FOURTH ORDER OF BUSINESS

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

Mr. Flateau stated that the next item on the agenda was the consideration of the Operation and Maintenance expenditures for March. Mr. Hallberg briefly reviewed the expenditures totaling \$56,172.11 for the Board. A question was raised regarding whether anyone ever reviewed the reports from Biological Research Associates and Mr. Hallberg confirmed that he does review the reports. Following a brief discussion regarding the reimbursements for overpaid supervisors and the Himes Electric bill, Mr. Flateau asked for a motion to approve.

(Mr. Levy joined the meeting in progress).

On a Motion by Ms. Moseley, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for March totaling \$56,172.11 for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of New Business

Mr. Flateau stated that there were no new business items listed on the agenda. He asked if anyone had any new items to discuss at this time. There were none.

SIXTH OFDER OF BUSINESS

Consideration of Old Business

Mr. Flateau stated that the first item for discussion under Old Business was the consideration of proposals from Bio-Mass Tech, Inc. to repair the erosion damage in the pond at the front entrance. Ms. Stewart stated the original estimate that was prepared, which was a permanent repair, totaled \$14,000. However, the Board decided to move the fountain to see if that would alleviate the cause for the erosion. She stated that the new proposal is to drag the soil that has eroded back into place and then apply a powder polymer and Jute fabric combination that will stabilize the soil since the water level doesn't really change. Ms. Stewart stated that this was a good solution and should hold for a number years. A question was raised as to whether this includes the erosion issue on the east side.

Ms. Stewart stated that it did not, but she would have them look at it while they were doing the west side. Mr. Hallberg stated that the proposal does not include the cost of moving the fountain. He explained that the cables are buried too deep to simply pick them up and move them and it will be necessary to splice into the cable in order to move the fountains. Mr. Hallberg stated he would contact the company that installed the fountains to obtain a quote.

Ms. Stewart explained that erosion is going to be an ongoing issue throughout the community and stressed the importance of asking Mr. Fletcher, landscapers and pond maintenance contractors to watch for early signs, so it can be repaired before becoming a major issue. She also recommended that the Board consider planting aquatic vegetation in the ponds or along the bank edges to help stabilize and reduce the amount of erosion. A brief discussion ensued.

Mr. Flateau asked for a motion to approve the proposal from Bio-Mass Tech, Inc. for \$4,000. Mr. Hallberg recommended that the motion include permission to do the east side of the entrance, as well. Following a brief discussion, the Board decided to set a not-to-exceed amount of \$1,000.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors accepted the proposal from Bio-Mass Tech, Inc. totaling \$4,000 to repair the erosion in the pond on the west side of the main entrance and authorized District Staff to negotiate a contract for the east side with a not-to-exceed amount of \$1,000 for Ballantrae Community Development District.

Mr. Hallberg stated that he has tried to contact Mr. Martinez on several occasions regarding the presentation that was promised, but to no avail. He stated that he would continue to try and meet with Mr. Martinez and would keep the Board abreast of the situation.

Mr. Flateau asked for an update on the security detail. Mr. Hallberg distributed copies of the contract with the Pasco County Sheriff's Department and the proposed coverage for the month of April. Mr. Flateau asked that this schedule be given back to Mr. Hallberg following the meeting to ensure that the schedule is kept confidential. He explained that based on events that were occurring at the clubhouse; he contacted Mr. Hallberg and asked him to set up off-duty officer coverage. Mr. Hallberg stated that the coverage is heavy at this time and he fully anticipates that it will be able to be reduced as everyone becomes accustomed to seeing the officers in the community. Mr. Flateau reviewed the duties of the officers and areas covered by the officers. A brief discussion ensued regarding the possibility of sending the parents of youth, which have been trespassed, a letter providing them the opportunity to gain their privileges back. Mr. Robin stated that he would review the letter. A brief discussion ensued. Mr. Flateau stated that the initial response from the community has been positive and recommended that further discussion on the issue be tabled until the April 21st pre-budget workshop.

Mr. Flateau stated that the District has received proposals to enclose the recreational facilities at a cost of approximately \$32,000. Mr. Hallberg stated that he requested the fence line be moved to the outside of the tree, which would not only prevent anyone from climbing the tree to get into the area, but would encompass the area where the new swing sets will be installed. A brief discussion ensued regarding the type of fencing, the option to go with a six, eight, or ten foot fence in various areas, as well as sidewalk issues that would be created by installing the fence. Mr. Hallberg recommended that this item be included in next year's budget to provide ample time to determine whether it is really necessary to enclose the areas. Mr. Flateau recommended that this item be tabled until the pre-budget workshop to provide more residents an opportunity to comment on the proposed plan.

Mr. Hallberg stated that the swing sets are in, but have not been installed as he is waiting for direction from the Board as to where they should be installed. A brief discussion ensued regarding the installation of the swing sets and the need to install an under swing system to minimize damage to the grass. Mr. Hallberg stated that this would add to the cost of the swing sets. It was decided to ask Mr. Fletcher to explore alternatives and get back to the Board.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Robin stated that the Phase I roads have still not been accepted by the County. He explained that the County's real estate department requested that revisions be made to the affidavit and survey and M/I Homes is in the process of getting them the information they need. A brief discussion ensued.

Mr. Robin discussed the impact that the Shoppes of Ballantrae will have on the front entrance landscaping and turn lanes. He stated that he has not received any documentation, site plans, etc. regarding this to date, but will keep the Board informed as the process develops. It was stated that the project is currently in permitting with the state.

B. District Engineer

Ms. Stewart updated the Board regarding the cost to extend the sidewalk on Mentmore Boulevard, stating that the estimate to add a sidewalk from Straiton to the clubhouse was \$115,000 including engineering and permitting. A discussion was held regarding the savings should various portions not be included. Ms. Stewart stated that she would provide estimated costs for the modified project as discussed. Further discussion ensued regarding adding crosswalks in certain areas of the community.

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

C. District Manager

Mr. Hallberg presented the Board with copies of the Fiscal Year 2006/2007 Financial Audit, asking them to review the report and be prepared to consider the audit at the May meeting. He stated that the audit was clean with no issues being noted.

Mr. Hallberg stated that he received an e-mail from a resident regarding the weeds at the entrance to each of the villages and at the front entrance. He explained that Bahia turf was installed by the Developer in these areas as it does not require irrigation, but it is not a weed resistant grass and does tend to thin out and generally only lasts about four years. Ameriscape has applied two treatments, even though their contract does not include treating for weeds in Bahia grass as this type of grass does not fill in and when you kill the weeds you are left with dead areas. Ameriscape has recommended over seeding the Bahia. The Board asked that Staff send a letter to the resident explaining the condition of the grass. A brief discussion ensued.

D. Maintenance Supervisor

Mr. Harrison provided an update on the status of various projects.

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 inquired as to when the repairs would be made to the damaged Ayrshire wall and Mr. Hallberg provided a brief update.

A discussion was held regarding how much longer the Board would be meeting twice a month. It was stated that due to the budget process the Board will be meeting bi-weekly through June and then return to its regular monthly schedule. A discussion ensued regarding the budget process.

Ms. Moseley stated that she received a complaint regarding one of the ponds. Mr. Hallberg explained that the problem is due in part to fertilizer runoff. However, the District will be going out to bid for a new pond maintenance firm this spring.

A brief discussion was held regarding the signage at the pool and basketball courts and whether skate boarding and roller skates were allowed in these areas. A question was raised regarding why the sign does not list a specific closing time but simply stated until dusk.

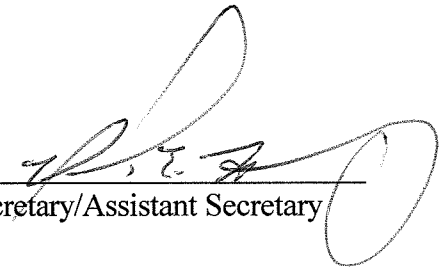
Mr. Flateau asked if there were any audience comments. Audience comments were entertained regarding the proposed fence, a new strain of St. Augustine grass that does not require irrigation, and security issues. However, no Board action was taken.

NINTH ORDER OF BUSINESS

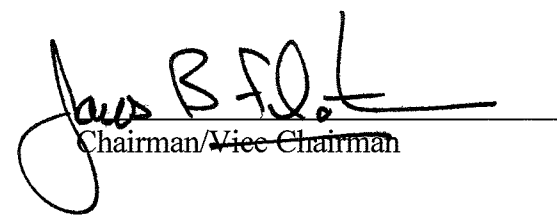
Adjournment

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. Moseley, seconded by Mr. Levy, with all in favor, the Board of Supervisors adjourned the meeting at 8:15 p.m. for Ballantrae Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman