
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, May 19, 2008 at 6:04 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.
Bill Fletcher	Maintenance Supervisor
Mark Almeda	Representative, Ameriscape USA
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

Discussion on Bahia Grass and Weed Control

Mr. Flateau stated that the first item on the agenda was the discussion on the Bahia grass and weed control issues. Mr. Almeda presented three proposals to the Board; one that would continue the contract with the District for one year with no additional services; one that calls for the addition of replacing an acre of Bahia grass a year, and one that calls for the addition of replacing a half acre of Bahia grass a year. Mr. Hallberg stated that the 3% increase to the standard contract is reasonable given the gas price increases. A brief discussion ensued regarding the weed issue and which option would be the best option for the District.

(Mr. Levy joined the meeting in progress).

Other landscaping concerns were addressed. It was stated that funds were included in the budget to cover the costs of the additional services that Ameriscape USA was asked to perform throughout the year, such as erosion repair and spraying for red ants.

Mr. Hallberg stated that, based on the previous discussion, he had adjusted the proposed budget to include the addition of replacing an acre of Bahia grass throughout the community over the next year.

THIRD ORDER OF BUSINESS

Discussion on Fencing Issues

Mr. Flateau stated that before the Board considers the proposed budget, the issue whether to fence in all or a portion of the recreational facilities needs to be addressed. He recommended that the Board not approve the installation of fencing around the entire park and asked for a motion to that affect.

On a Motion by Ms. Battistoni, seconded by Mr. Levy, with all in favor, the Board of Supervisors rejected a plan to install fencing around the entire park for Ballantrae Community Development District.

Mr. Flateau recommended that the Board approve the installation of a 10 foot fence around the basketball courts. Ms. Moseley made a motion to install the fence around the basketball courts.

On a Motion by Ms. Moseley, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the installation of a 10 foot fence around the basketball courts for Ballantrae Community Development District.

A brief discussion ensued regarding tying access to the basketball courts into the District's security system, or the possibility of having security personnel lock a padlock to the entrance gate after hours before approving any additional funding.

FOURTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2008/2009
Proposed Budget**

Mr. Hallberg reviewed the Fiscal Year 2008/2009 proposed budget, stating that the budget is broken down into two main areas, administrative and field operations. He stated that administrative expenses have increased by \$24,100 over the previous year and explained what was driving these increases—a full resident board and associated fees, increased engineering costs relating to erosion issues and sidewalk expansion plans, management fees, etc. Mr. Hallberg reviewed the field operation line items individually and responded to questions and comments during the process. Mr. Flateau explained that the preliminary budget is generally considered a maximum budget because once submitted to the County cannot be increased. He stated that they need to be sure that there is more than enough money included to cover any additional projects that residents may request.

Various adjustments were requested and a decision was made to postpone approving the proposed budget until the June 2nd meeting. Mr. Hallberg reviewed the assessment levels based on the revisions made today compared to last year. Mr. Flateau stated that he felt it was important, in today's economy, not to add a lot of reserve funding into the budget. Mr. Hallberg reviewed the budget process and timing of the public hearing to approve a final budget. He explained that residents will be notified of the possible increases to the assessments levels and are invited to attend the public hearing; however, the Board will have the final say as to what is actually approved.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Manager
No report.

- B. Maintenance Supervisor
Mr. Fletcher stated that he received a letter from Pasco County authorizing CDD's to water common areas twice a week and he has implemented this increase. A brief discussion ensued.

Mr. Fletcher stated that the weekend manager has given his notice of his resignation and he is in the process of considering replacements.

SIXTH 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 a vehicle that is parking on the lawn every day. It was recommended that the sheriff's office be contacted regarding this matter. Further discussion ensued regarding the status of the repairs to the wall damaged in an accident and the restoration of the conservation area that was invaded by a resident.

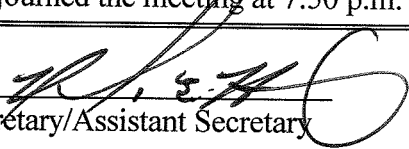
Mr. Flateau asked if there were any audience comments. Audience comments were entertained; however, no Board action was taken.

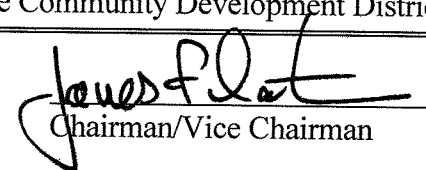
SEVENTH ORDER OF BUSINESS

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 7:50 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman