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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 regular meeting of the Board of Supervisors of the Ballantrae Community Development District was held on **Monday, May 5, 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>

Also present were:

Nils Hallberg	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tracy Robin	<b>District Counsel, Straley &amp; Robin</b> <i>(joined the meeting in progress)</i>
Tonja Stewart	<b>District Engineer, WilsonMiller, Inc.</b>
Bill Fletcher	<b>Maintenance Supervisor</b>
Barbie Emaus	<b>Representative, Infant Resource Swimming</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 April 7, 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 April 7, 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 Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on April 7, 2008 for Ballantrae Community Development District.
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**THIRD ORDER OF BUSINESS**

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

Mr. Flateau stated that the next item on the agenda was the consideration of the Operation and Maintenance expenditures for April. Mr. Hallberg briefly reviewed the expenditures totaling \$65,503.27 for the Board, stating that the expenditures were below budgeted amounts for this period. Mr. Flateau asked if there were any questions. Following a brief discussion, he asked 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 Operation and Maintenance Expenditures for April totaling \$65,503.27 for Ballantrae Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of New Business**

Mr. Flateau stated that the first item listed under new business was the consideration of a proposal from Infant Swimming Resources.

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

Ms. Emaus presented her proposal, stating that the program teaches children ages 6 months to 6 years water safety techniques. She showed the Board a video demonstrating the program and asked that the Board allow her to teach an infant swimming course at the Ballantrae pool. Ms. Emaus recommended that the program run from the first week of June to the 29<sup>th</sup> of August from 7:00 a.m. until noon. She explained that there would be a one time national registration fee of \$105 per child and then a weekly cost of \$55.00. The program calls for a student teacher ratio of 1 to 1. Following a brief discussion regarding the District's liability, pool maintenance concerns and charging a non-resident fee of \$5.00 per week. Mr. Flateau asked for a motion to approve as discussed. It was stated that District Counsel would review the contract prior to execution. Ms. Emaus agreed to submit to a current background check report prior to starting lessons, as well as proof of liability insurance.

On a Motion by Mr. Levy, seconded by Ms. Moseley, with all in favor, the Board of Supervisors approved the proposal from Infant Swimming Resources to teach safety lessons at the Straiton Pool at an additional cost of \$5.00 per person per week for non-residents for Ballantrae Community Development District.

Mr. Flateau stated that the next item for consideration was the Financial Audit for Fiscal Year 2006/2007. Mr. Hallberg stated the audit was a clean one with no findings. Following a brief question and answer period, Mr. Flateau asked for a motion to accept the report as presented.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors accepted the Fiscal Year 2006/2007 Financial Audit as presented for Ballantrae Community Development District.

**FIFTH 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 on the east side of the front entrance. Ms. Stewart reviewed the proposal, stating that the money that was approved at last month's meeting covers the first three items on the proposal and all that is left is the last \$1,250. Following a brief discussion, it was decided to set a not-to-exceed amount of \$2,000 to cover the erosion on the east side of the front entrance as well as another small area. A small discussion ensued regarding the repairs that were done on the west side and the need to move the fountain so the erosion does not occur again. Mr. Flateau asked for a motion to authorize District Engineer to negotiate with Bio-mass Tech, Inc. to complete the necessary repairs with a not to exceed amount of \$2,000.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors District Engineer to negotiate with Bio-mass Tech, Inc. to complete the necessary erosion repairs with a not to exceed amount of \$2,000 for Ballantrae Community Development District.

Mr. Flateau stated that the next item on the agenda was further discussion on the costs to fence in just the basketball courts or to enclose the entire recreational area. Costs for the basketball courts ranged from \$7,195 to \$16,800. Costs to enclose the entire area are estimated to be \$35,000 for the fence, plus the additional costs to add a sidewalk and landscaping and to move the playground. It was stated that should the Board decide to go with the option to enclose everything actual proposals would be obtained. Mr. Flateau stated that he is looking for direction from the rest of the Board as to whether it should be included in the proposed budget. He explained that including the project in the proposed budget does not mean that it would be approved; only offered as an option to the residents. However if it is not included in the proposed budget, it could not be considered as the budget can not be increased once submitted to the County. It was decided to include this project in the proposed budget.

Mr. Flateau asked for an update on security issues and Mr. Hallberg stated that he included \$40,000 in the proposed budget to continue the off-duty officers. It was stated that input from the residents have been positive. Mr. Fletcher reported that a young adult was trespassed for refusing to leave the area when directed by one of the officers. A brief discussion ensued regarding how much coverage is needed during the summer. It was decided to stay with the same number of hours that is being used at this time.

Discussion was held regarding other items being considered for the budget. Mr. Hallberg stated that the ten station workout course would cost the District approximately \$11,000. He stated that a proposal was received from Ameriscape USA to begin replacing the Bahia grass over the next several years. The general concession was that these costs should be included in the proposed budget to give the residents the opportunity to consider them and provide input to the Board. Mr. Hallberg reviewed the reason for the 6% collection costs, as well as the proposed assessment levels and the budget approval process. Further discussion ensued regarding the kiddie pool and the dog park.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Robin stated that he is still working with the County regarding the status of the road. He stated that he is still in the process of researching any legal implications with sending trespassers or the parents of trespassers a letter offering them the opportunity to gain community privileges back. A brief discussion ensued.

Mr. Robin mentioned that it would not be in the District's best interest to draft any documents relating to the landscaping concerns at the front entrance due to the Shoppes at Ballantrae project. It would be better to wait until the developer works out the details and then have him review them.

B. District Engineer

A brief discussion ensued regarding sidewalk options that she would need to be involved in once the project has been approved.

C. District Manager

Mr. Hallberg stated that Florida Statutes require that he update the Board on an annual basis on the number of registered voters residing in the District. He stated that the District currently has 919 registered voters.

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

Mr. Hallberg stated that he would be presenting the proposed budget at the next meeting for approval, so that it can be submitted before the June deadline.

D. Maintenance Supervisor

Mr. Fletcher reported on the status of the street light repairs and other maintenance issues within the District. A discussion was held regarding the need to pressure wash the front entrance to the community.

**SEVENTH 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 audience comments.

A resident provided a proposal to install carpet at the clubhouse and a brief discussion ensued. Other audience comments were entertained regarding budget increase concerns, as well as items that were felt should be covered in the budget. However, no Board action was taken.

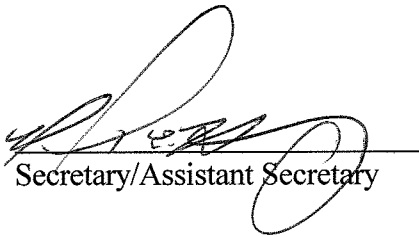
Mr. Flateau asked if there were any Supervisor requests. There were none.

**EIGHTH ORDER OF BUSINESS**

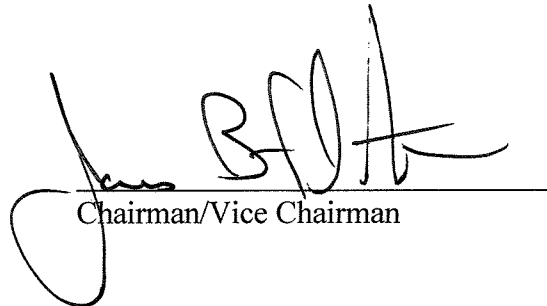
**Adjournment**

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 8:50 p.m. for Ballantrae Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman