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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, August 4, 2008 at 7:02 p.m.** at the Ballantrae Community Center, located at 17611 Mentmore Boulevard, Land O'Lakes, FL 34638.

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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:

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Nils Hallberg	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tonja Stewart	<b>District Engineer, WilsonMiller, Inc.</b>
Tracey Robin	<b>District Counsel, Straley &amp; Robin</b>
Bill Fletcher	<b>Maintenance Supervisor</b>
Derek Wagner	<b>Representative, Aquagenix</b>
Joe Chiellini	<b>Representative, Ameriscape USA</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Flateau called the meeting to order and Mr. Hallberg read the roll call. Mr. Flateau stated that he would be adjusting the order of the agenda as there are those present who will be making presentations that may impact the budget.

**SECOND ORDER OF BUSINESS**

**Consideration of Old Business**

Mr. Flateau asked Mr. Wagner of Aquagenix to provide a report on the status of resident concerns submitted during the past month. Mr. Wagner reviewed resident concerns regarding pond maintenance issues. He stated that he treated the big pond with blue dye as requested, stating that he does not expect this treatment to have any impact on the condition. The pond was also sprayed. Mr. Wagner stated that the shrub issue along the pond on Ayrshire Boulevard that was mentioned in an email is not related to anything with the ponds.

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A discussion ensued regarding the pond in the townhome section and the inability to treat the cattails on the litoral shelve, per SWFWMD, as any nuisance plant that is removed must be replaced with another appropriate plant. It was stated that Pasco County does not consider cattails to be a nuisance plant. Mr. Hallberg requested that the District Engineer provide Mr. Wagner with a site map of the litoral shelves in all of the ponds. Ms. Stewart stated that she would get the information to Mr. Wagner.

Mr. Wagner presented a proposal to remove and replace plants where necessary at a cost of approximately \$50,000. A question was raised regarding why the cattails are spreading if they are being treated on a regular basis. Mr. Wagner explained that there is no treatment to prevent their spreading. A discussion ensued regarding Aquagenix's responsibility in the extent of the cattail growth and the possibility of reducing the cost based on this. It was also stated that controlling the algae and cattail growth is going to be an ongoing issue as they are raw ponds.

Ms. Stewart stated that she provided District Management with the information regarding the Adopt a Pond program that might be advantageous to the District in purchasing the aquatic plants to replace the cattails on the litoral shelves. She stated that while plants along the banks will help control erosion, there will be complaints from residents who do not like the plants.

Mr. Flateau requested that as soon as the maps are available, Aquagenix begin treating the cattails not on the litoral shelves beginning with the pond in Straiton. Mr. Wagner confirmed that he would begin the treatments as soon as he has the information and provide a prioritized listing of the ponds to be treated. Mr. Flateau stated that once the cattails in the ponds are treated, Mr. Wagner should be able to give a better estimate of what it will cost to remove and replace the cattails on the litoral shelves.

Mr. Flateau requested that Mr. Chiellini from Ameriscape USA address concerns with the landscape maintenance. He stated that one of the main concerns is that the clippings are being thrown into the pond, which creates issues in the ponds. Mr. Chiellini stated that with the grass growing as fast as it currently is, they have not been able to utilize the mulching mowers and are using the blow mowers to handle the pond banks. He stated that a new team leader has been hired to oversee the service in the District to ensure that everything is being done on a timely basis and in a proper manner. Mr. Chiellini addressed concerns from residents regarding the condition of the landscape and the possibility of including fertilization of the grass and pruning of the trees in the contract. He stated that the contract does include fertilization and pruning of trees up to fifteen feet. A discussion ensued regarding the landscaping contract amount.

Mr. Flateau stated that there is a proposal from Ameriscape to relocate the fountains in the ponds at the main entrance to the community to reduce the amount of erosion caused by the fountains being too close to the pond banks. Mr. Hallberg stated that when the wind is blowing the water hits the pond banks and by moving the fountains this will no longer occur. Mr. Flateau asked for a motion to approve the proposal.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with three in favor and one abstaining (Kelley Moseley), the Board of Supervisors approved the proposal from Ameriscape to relocate the fountains totaling \$4,420 for Ballantrae Community Development District.

*(Mr. Wagner and Mr. Chiellini left the meeting).*

Mr. Flateau asked the District Engineer to provide her report at this time. Ms. Stewart updated the Board on the status of the drainage structure issues and the repairs to the storm drain along Mentmore Boulevard that came loose. A lengthy discussion ensued regarding concerns over the potential for further drainage issues, the importance of having the drainage structure repairs completed as quickly as possible, the need to provide M/I Homes and their contractor an opportunity to review the report from Bracken Engineering regarding the damage and hopefully step up and pay for the repairs, as well as cost issues to be considered before proceeding with any litigation. It was stated that the repairs to the large outfall structures will be approximately \$50,000, but could be more depending on any additional damage that has occurred during this rainy season.

Mr. Flateau asked District Counsel to present his report. Mr. Robin stated that in addition to working with Ms. Stewart on the drainage structure issues, he has been working with Mr. Flateau on parking issues. He stated that he has not had much success in talking with the County's attorney regarding the issue. It was stated that the District does not have policing powers and is therefore unable to enforce the parking policy and apparently the police can only address issues with parking on the street. A brief discussion ensued regarding the responsibilities of and the areas covered by the District hired deputy and the HOA hired deputy. Further discussion ensued regarding security issues and the benefits of having a deputy vs. a security company. It was stated that the deputies can not be required to check passes as part of their duties. Mr. Flateau stated that the first goal in hiring the deputies was not to ensure exclusivity, but rather to address behavior issues; which has improved.

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

**THIRD ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2008/2009  
Final Budget**

Mr. Flateau stated that the next item on the agenda was the public hearing on the budget. He asked for a motion to open the public hearing.

On a Motion by Ms. Battistoni, seconded by Mr. Levy, with all in favor, the Board of Supervisors opened the public hearing on the Fiscal Year 2008/2009 budget for Ballantrae Community Development District.

Mr. Hallberg distributed copies of the proposed budget and reviewed columns included on the budget spreadsheet. He also explained the TRIM line item and the reason for including it in the proposed budget; as well as, other large line items and increases from the previous year.

Mr. Hallberg stated that the proposed budget totals \$956,543, inclusive of the collection costs. Discussions were held regarding the District newsletter and website, Supervisor fees, the difference between pond bank maintenance and pond bank repairs, assessment levels for the current year and the proposed amount for next year, whether the budget includes any funds for hurricane damage coverage, the advantages of being on the tax bill in regards to collecting the assessments, the possibility of putting mulch under the swings and/or purchasing doggie stations to place throughout the community and the cost for holiday lights. Further discussion ensued regarding the debt service budget and the terms of the bond.

With no other discussion being heard, Mr. Flateau asked for a motion to close the public hearing.

On a Motion by Ms. Moseley, seconded by Mr. Levy, with all in favor, the Board of Supervisors closed the public hearing on the Fiscal Year 2008/2009 budget for Ballantrae Community Development District.

Mr. Hallberg asked that Ms. Moseley retract her motion to close the public hearing. Ms. Moseley retracted her motion. Mr. Hallberg asked the Board if they wished to make any changes to the proposed budget. Discussions were held regarding how much of the TRIM amount to deduct from the budget. Residents requested that the Board leave the \$100,000 in the budget as a buffer to cover any unforeseen expenses.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved moving \$100,000 from the Contingency for TRIM line item to the miscellaneous contingency line item leaving the total budget at \$956,543 for Ballantrae Community Development District.

Mr. Flateau asked for a motion to close the public hearing.

On a Motion by Ms. Moseley, seconded by Mr. Levy, with all in favor, the Board of Supervisors closed the public hearing on the Fiscal Year 2008/2009 budget for Ballantrae Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2008-06,  
Adopting the Final Budget**

Mr. Flateau stated that the next item on the agenda was the consideration of Resolution 2008-06, Adopting the Final Budget. Mr. Hallberg explained that the resolution adopts both the operational budget totaling \$956,543 and the debt service budget totaling \$729,900 for a grand total of \$1,686,443. Following a brief discussion, 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 Resolution 2008-06, Adopting the Fiscal Year 2008/2009 Final Budget for Ballantrae Community Development District.

Mr. Hallberg stated that the Board needs to consider Resolution 2008-07, levying the assessments. He read the heading of the resolution into the record and asked if there were any questions. Mr. Hallberg stated that this resolution authorizes the District to collect the funds for the budget. Ms. Battistoni made a motion to approve.

On a Motion by Ms. Battistoni, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved Resolution 2008-07, Levying the Assessments for Ballantrae Community Development District.

**FIFTH ORDER OF BUSINESS**

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

Mr. Flateau stated that the next item on the agenda was the consideration of the Operation and Maintenance expenditures for July. Mr. Hallberg briefly reviewed the expenditures for the period of June 1-30, 2008 totaling \$61,054.67 for the Board. Mr. Flateau asked if there were any questions. Following a brief discussion, he asked for a motion to approve.

On a Motion by Ms. Moseley, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for July totaling \$61,054.67 for Ballantrae Community Development District.

**SIXTH ORDER OF BUSINESS**

**Discussion on Hiring an ID Checker for  
the Clubhouse**

Mr. Flateau stated that the discussion on hiring an ID checker would be tabled to a future date as the need will diminish once school starts again.

**SEVENTH ORDER OF BUSINESS**

**Remaining Staff Reports**

- A. District Manager  
No report.
- B. Maintenance Supervisor  
Mr. Fletcher stated that he obtained a proposal to place a safety fence around the damaged drainage structures totaling \$1,385. A brief discussion ensued, but no Board action was taken.

**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. A brief discussion ensued regarding scheduling the meetings for next year and obtaining a listing of email addresses that could be used to send out District information. Mr. Flateau stated that the District cannot maintain a listing of resident names and addresses as they would become a matter of public record and be accessible to anyone who wanted it.

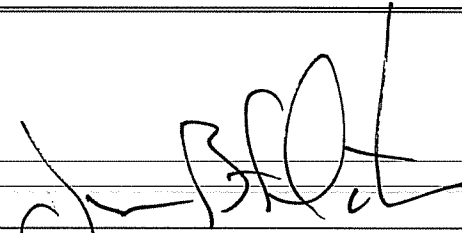
**NINTH ORDER OF BUSINESS**

**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 Ms. Battistoni, with all in favor, the Board of Supervisors adjourned the meeting at 10:05 p.m. for Ballantrae Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman