

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, October 5, 2009 at 6:30 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
Steve White	Board Supervisor, Assistant Secretary
Richard Levy	Board Supervisor, Assistant Secretary <i>(joined the meeting in progress)</i>

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Nils Hallberg	Operations Manager, Rizzetta & Company, Inc.
John Toborg	Operations Manager, Rizzetta & Company, Inc. <i>(joined the meeting in progress)</i>
Tracey Robin	District Counsel, Straley & Robin
Tonja Stewart	District Engineer, WilsonMiller, Inc.
Paul Woods	Representative, OLM
Tom Medlock	President, OLM <i>(joined the meeting in progress via speakerphone)</i>
Joe Ciellini	Representative, Ameriscape Services
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Flateau called the meeting to order and Mr. Brizendine read the roll call.

SECOND ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisor's Meeting on September 14,
2009**

(Mr. Toborg joined the meeting in progress.)

On a Motion by Mr. White, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on September 14, 2009 as amended for Ballantrae Community Development District.

(Tom Medlock joined the meeting in progress via speakerphone.)

THIRD ORDER OF BUSINESS

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

Staff entertained questions regarding the expenditures.

On a Motion by Mr. White seconded by Ms. Battistoni, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures for August totaling \$54,391.08 as discussed for Ballantrae Community Development District.

(Mr. Levy and Mr. Robin joined the meeting in progress.)

FOURTH ORDER OF BUSINESS

Consideration of Old Business

Mr. Woods, a representative from OLM, responded to Board questions regarding the contract to prepare bid specifications for landscape services that was distributed to the Board prior to the meeting. The Board sought and received clarification that the contract with OLM, if approved, would be for preparing the bid specifications and handling of the bid process and an additional contract would be prepared should the Board desire to utilize the monthly monitoring service. Mr. Woods confirmed that the cost to the District would be 75% of any savings that might be derived by going out to bid. Discussion was held regarding the need to define the dollar amount being used as the comparison figure and whether the monthly services of OLM are even needed. It was stated that the contract with Ameriscape Services for standard landscape maintenance has been reduced to \$172,800 effective October 1, 2009 and this should be the base price stated in the contract. Mr. Medlock stated that OLM would agree to use \$172,800 as the base figure (not including mulch and annual planting costs).

On a Motion by Mr. White seconded by Ms. Moseley, with all in favor, the Board of Supervisors authorized the Chairman to execute the contract with OLM pending review by District Counsel, District Management, and all Board Supervisors for Ballantrae Community Development District.

(Mr. Woods and Mr. Medlock left the meeting.)

FIFTH ORDER OF BUSINESS

District Counsel and District Engineer

A. District Counsel

Mr. Robin stated that he had nothing further to report at this time. A brief discussion ensued regarding the motions that have been filed relating to the lawsuit.

(Mr. Robin left the meeting.)

B. District Engineer

Ms. Stewart stated that the bank erosion repairs across from Aryshire and the north end of Ballantrae have been broken into two phases; with the first being to do the repairs to the east side of the Ayrshire pond at the northwest corner of Ballantrae in Cunningham and the second for BioMass to return when water levels are lower to make the repairs to the weir on the northeast corner of Ballantrae in Castleway.

Ms. Stewart addressed the issue of planning for future maintenance and/or replacement of the District's assets. She recommended that a vertical inspection be completed by a certified professional inspector and then once the general condition of the assets has been determined, a budget can be put in place to plan for upcoming repairs. It was stated that the District should not plan too far out so as not to have current residents paying for repairs that will be needed long after they may have sold their homes 10 or 15 years down the road. Ms. Stewart presented a proposal from Bracken Engineering to provide the initial evaluation of the District's needs.

No Board action was taken at this time.

(Ms. Stewart left the meeting.)

SIXTH ORDER OF BUSINESS

Consideration of New Business

Discussions were held regarding proposals for Rust Prevention Services, Arbitrage Services, and sealing the pool pavers, as well as, Resolution 2010-01 which formally designates a record's office for the District as mandated under new Florida Statutes. The Board also reviewed the job description for the maintenance supervisor and the landscape maintenance report. The following Board actions were taken:

On a Motion by Mr. Levy seconded by Mr. White, with all in favor, the Board of Supervisors approved the contract with Deloitte Tax, LLC totaling \$1,125 for arbitrage services for Ballantrae Community Development District.

On a Motion by Mr. White seconded by Mr. Levy, with all in favor, the Board of Supervisors approved Resolution 2010-01, formally designating the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 as the Record's office for Ballantrae Community Development District as mandated under ne Florida Statutes.

The Board tabled any action regarding the proposals for rust prevention and sealing the pool pavers pending receipt of additional proposals. In the case of the pool pavers a request was made to provide firms with a chart including measurements and specs to ensure that all proposals are based on the correct and comparable information.

While no formal motion was made, the Board agreed to replace the dead Magnolia in the front median with a Ligustrum, to remove the dead maple on the pond bank in Braemar, to spray for beetles on the trees and to replace the annuals that are covering the letters on the Ballantrae Park sign with a mixture of stones and plants as well as explore the need to reposition or move the lights. The Board requested additional proposals to replace the St. Augustine between the sidewalk and the curb on Mentmore Blvd. near the clubhouse and to replace the ground cover that was removed from the main entrance and village entrances. It was decided that the sod replacement around the tennis courts and volley ball courts should wait until the spring to be completed. Mr. Fletcher was asked to cut the vines on the walls at ground level rather than pull them out.

The Board requested that the Maintenance Staff's daily log includes times and details for a month prior to modifying the actual job description. It was also stated that it is imperative that Maintenance Staff understand whom they work for and that they need to respond to Supervisor requests as well as District Management requests.

Mr. Hallberg led a discussion regarding the request to plant trees on the pond banks in Lintower. The Board decided, for a number of reasons, not to pursue this project any further.

SEVENTH ORDER OF BUSINESS

Other Staff Reports

A. Maintenance Supervisor
Not present.

B. District Manager
Mr. Brizendine provided the Board with the explanation it had requested regarding the increase in management fees that was included in the Fiscal Year 2009/2010 budget, stating that it was a simple cost of living increase. A request was made to go out to bid for management services to ensure that the District is getting the best pricing since it is the only contract that did not reflect a decrease in the budget.

<p>On a Motion by Mr. White seconded by Ms. Moseley, with all in favor, the Board of Supervisors authorized District Counsel to prepare and submit an RFP for District Management Services for Ballantrae Community Development District.</p>

Mr. Brizendine reviewed investment history of and options for the District's reserve funds. He stated that currently the District has approximately \$400,000 to invest at this time with the goal of maximizing interest earned while still maintaining the liquidity of the funds so that the money is available as needed. Mr. Brizendine stated that SunTrust is offering the best rate right now but that the accounting staff was still looking into other options and he would bring them back to the Board next month.

Mr. Brizendine confirmed that the board would be able to establish a quorum for the December meeting with Ms. Battistoni being out of town. Ms. Battistoni emphasized that she would like to be present when the landscape proposals are reviewed.

EIGHTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**


Audience comments were entertained regarding whether or not the District needs to utilize OLM to prepare the bid specs for landscaping, when the meeting room was going to be painted, parking on the grass, and the need to clean the mold off the roadway curbs. No Board actions were taken.

There were no Supervisor requests.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Moseley, seconded by Mr. White, with all in favor, the Board of Supervisors adjourned the meeting at 9:25 p.m. for Ballantrae Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman