
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, February 2, 2009 at 6:31 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

Also present were:

Nils Hallberg	District Manager, Rizzetta & Company, Inc.
Tracy Robin	District Counsel, Straley & Robin <i>(joined the meeting in progress)</i>
Tonja Stewart	District Engineer, WilsonMiller, Inc.
Brian Corley	Pasco County Supervisor of Elections
Bill Fletcher	Maintenance Supervisor
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 January 5,
2009**

On a Motion by Ms. Moseley, seconded by Mr. White, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on January 5, 2009 as presented for Ballantrae Community Development District.
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(Mr. Robin joined the meeting.)

THIRD ORDER OF BUSINESS

Discussion on Board Terms

Mr. Corley reviewed the legal requirements involved in the District's transition to the general election process in 2010. He explained the purpose of extending the terms of the current Board Supervisors, all of which end in odd-numbered years, to coincide with the County's general election cycle. Mr. Robin confirmed that extending the terms would comply with legal requirements outlined in the Florida Statutes. Mr. Corley reviewed the process, requirements, and fees that would need to be submitted by individuals seeking candidacy for a seat.

A discussion was also held regarding the possibility of using the Ballantrae clubhouse as a polling center for future elections. Mr. Corley stated that, without making any promises, the clubhouse was now on the list of sites to be considered after the decennial census in 2010. The following Board action was taken:

On a Motion by Mr. White, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved Resolution 2009-04, Extending the Board of Supervisor terms held by Kelly Moseley, Richard Levy and Steve White until 2010 and the terms held by Amanda Battistoni and James Flateau to 2012 for Ballantrae Community Development District.

FOURTH ORDER OF BUSINESS

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

On a Motion by Ms. Battistoni, seconded by Ms. Moseley, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures for January totaling \$80,713.42 for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of New Business

Presentations were made by representatives from ISR Infant Swimming and Maureen's Swim Academy requesting permission from the Board to run programs at the Ballantrae pools. The following Board action was taken:

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors authorized contracts with both ISR Infant Swimming and Maureen's Swim Academy for Ballantrae Community Development District. The Board also voted to allow the Chairman to negotiate the fee paid to the District by each vendor and the program cost discount for Ballantrae residents.

SIXTH ORDER OF BUSINESS

Consideration of Old Business

Discussions were held regarding the status of the damaged water outflow structures in Ayrshire, proposals received for removing vines from community privacy walls and then pressure-washing and painting them and the entrance tower, and the proposed sidewalk construction in Straiton.

Ms. Stewart informed the Board that current engineer estimates to repair the outflow structures were \$95,000 for the southernmost structure on Ayrshire just past Cunningham Court, \$47,000 for the second one on Ayrshire, and \$20,000 to repair riprap in the northeast corner of the large pond in Cunningham. Previous estimates for repairing both outflow structures were in the range of \$60,000.

Ms. Stewart indicated that the general consensus is that the issues with the drainage structures are more design-than construction related. Mr. Robin stated that M/I Homes has agreed to assign the contracts to the District; however, they have been unable to locate an executed copy of the construction contract. He stated that he would contact CDD litigation counsel, Michael Addison, to further discuss the District's option in regards to possible litigation. Discussions were held regarding the bid process and the need to obtain actual bids as soon as possible so that repairs can be made during the current dry season when water levels are low.

Ms. Stewart addressed issues relating to the construction of the sidewalk and various requirements that the County has requested as part of permitting the right-of-way for the sidewalk.

Representatives from two of the firms submitting painting proposals based on the provided specs responded to questions from the Supervisors. Noting the unexpected increase in the potential cost of repairs to the Ayrshire structures, the Board tabled any action on the painting proposals until at least next month's meeting.

The following Board actions were taken:

On a Motion by Mr. White, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors authorized the District Engineer to proceed with obtaining bids for the two outflow structures in Ayrshire and the replacement of the riprap in Cunningham for Ballantrae Community Development District.

On a Motion by Mr. Levy, seconded by Mr. White, with all in favor, the Board of Supervisors authorized the District Engineer to obtain cost estimates to construct a sidewalk from the turn-around at the intersection of Hugh Lane and Girvan Drive in Straiton north to Mentmore Boulevard for Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Ms. Stewart inquired whether the Board might want to consider some type of storm water education program in the form of either an article in the newsletter or a seminar. The Board expressed interest in placing an article in the newsletter.

A brief discussion ensued regarding obtaining an inspection of the District's recreational facilities.

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

- C. District Manager
No report.

- D. Maintenance Supervisor
Mr. Fletcher reported on various maintenance and landscaping issues. No Board action was required.

EIGHTH ORDER OF BUSINESS

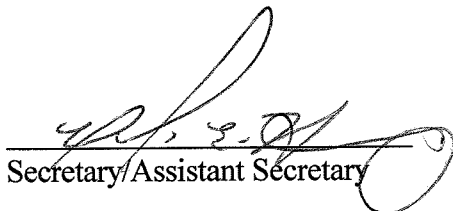
**Supervisor Requests and Audience
Comments**

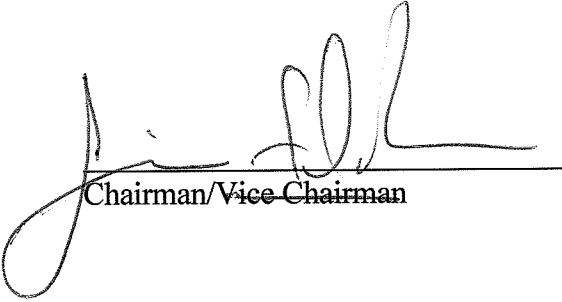
Supervisor requests and audience comments were entertained; however, no Board action was taken.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Levy, seconded by Ms. Moseley, with all in favor, the Board of Supervisors adjourned the meeting at 9:15 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman