

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, April 6, 2009 at 6:35 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 <i>(via speakerphone)</i>
Kelly Moseley	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>(via speakerphone)</i>
Tonja Stewart	District Engineer, WilsonMiller, Inc.
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 Meetings on March 2,
March 6, and March 16, 2009**

On a Motion by Ms. Moseley, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on March 2, 2009, as amended, for Ballantrae Community Development District.

On a Motion by Ms. Moseley, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on March 6, 2009, as presented, for Ballantrae Community Development District.

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 March 16, 2009, as presented, for Ballantrae Community Development District.

THIRD ORDER OF BUSINESS

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

On a Motion by Ms. Moseley seconded by Mr. Levy, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures for March totaling \$74,690.81 as presented for Ballantrae Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of New Business

There was no new business to consider.

FIFTH ORDER OF BUSINESS

Consideration of Old Business

Ms. Stewart briefly reviewed the contract from Faulkner Engineering Services, Inc. for construction testing for the repairs to the drainage structure that was previously approved by the Board and was included on the agenda for informational purposes only.

Ms. Stewart informed the Board that she received confirmation from the County that they are still reviewing the permit request. She stated that she anticipates having them in hand in the next couple of weeks. Mr. Hallberg stated that Saber construction is ready to start as soon as the permits are received. Mr. Hallberg presented proposals to do the other section of sidewalk that the Board had expressed an interest in adding. Following a brief discussion, it was decided to solicit other proposals.

Ms. Stewart inquired about timing of the repairs to the weir in the pond at the north end of Ballantrae Boulevard. Mr. Hallberg recommended that these repairs wait until after the legal issue with the drainage structure and actual repairs are finalized.

Mr. Flateau inquired as to whether the vines growing on the walls in the community are causing them to deteriorate. Ms. Stewart stated that her research indicates that as long as the reinforcements are not being exposed by the growth of the vines then the walls are not being structurally compromised. Mr. Flateau stated that based on this the vines are more of a cosmetic issue than a repair issue.

Mr. Robin updated the Board on the status of the release that was requested by M/I Homes and the assignment of the contracts, stating that the agreements are ready for signature. He stated that Mr. Addison will be contacting King Engineering and Giglioti Construction as soon as he has them in hand. Further discussion ensued. It was stated that a shaded meeting would be held to discuss the litigation in detail at a future date.

Mr. Robin and Ms. Stewart left the meeting.

A brief explanation of the pending litigation and associated costs were provided for the resident who joined the meeting in progress. Mr. Hallberg stated for the record that the Board is prepared to take the case all the way through fruition and has the funding to do so.

Resident input was entertained regarding maintenance concerns and items that were felt would enhance the community and should be considered when preparing next year's budget and/or future consideration. It was stated that the priority should be to reduce or not increase assessment fees, while still maintaining the standards of the community and forego cosmetic improvements for the time being. The following items were recommended: enhancements to the clubhouse facility, benches and trash cans and/or doggie comfort stations along the main boulevard and other key locations, reserving a police parking spot at the clubhouse, installing gates at community entrances, and more lighting at the main entrance.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Report provided earlier in meeting.
- B. District Engineer
Report provided earlier in meeting.
- C. District Manager
No further report.
- D. Maintenance Supervisor
A brief discussion ensued regarding noticing swimming instructors, etc. should it be necessary to close the pool and the new water restrictions.

SEVENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

A request was made to change the time for use of the community facilities to 8:00 p.m.

Discussion was held regarding Supervisor requests of items to be included in the budget. The following items were recommended: soccer goals for playing fields, enhancing the islands at village entrances, adding a kiddie pool, and painting the walls.

EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Moseley, seconded by Mr. Levy, with all in favor, the Board of Supervisors adjourned the meeting at 8:00 p.m. for Ballantrae Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman