
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 4, 2009 at 6:32 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
Richard Levy	Board Supervisor, Assistant Secretary
Steve White	Board Supervisor, Assistant Secretary

Also present were:

Nils Hallberg	District Manager, Rizzetta & Company, Inc.
Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Tracy Robin	District Counsel, Straley & Robin
Tonja Stewart	District Engineer, WilsonMiller, Inc.
Bill Fletcher	Maintenance Supervisor
Terry Phayre	Executive Assistant, Pasco Sheriff's Office
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 6, 2009**

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

THIRD ORDER OF BUSINESS

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

On a Motion by Mr. Levy seconded by Ms. Battistoni, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures for April totaling \$69,537.52 as presented for Ballantrae Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of New Business

It was noted that there were no representatives from the Speed Camp in attendance to discuss its proposal. Therefore no Board action was taken on this matter.

FIFTH ORDER OF BUSINESS

Consideration of Old Business

Ms. Stewart informed the Board that BioMass Tech was two weeks behind schedule with the repairs to the Ayrshire drainage structures, but she has been assured that the project will be completed by the end of next week. Mr. Hallberg stated that it will be necessary to re-sod by the smaller of the two structures.

Ms. Phayre was invited to the meeting to address the Board's concern regarding the behavior of one of the off-duty officers while covering a shift for the District last month. She apologized on behalf of the Sheriff's Office for the behavior of the officer and outlined the disciplinary actions that were taken: the deputy has been temporarily suspended from working off-duty extra details, which will cost the deputy about \$2,000 in wages. She added he will not be allowed to work the CDD detail in the future. She emphasized the County's commitment to provide quality service and personnel to the District. Mr. Flateau reported on positive, extra-efforts by other officers during recent coverage, stating that the aforementioned incident is not indicative of the service that is generally provided to the District.

Ms. Stewart provided a brief update on the status of the sidewalk construction project. She stated that the construction plans have been approved and the permits are expected to be in place by the end of the week. She confirmed that construction should start next week and take approximately one week.

SIXTH ORDER OF BUSINESS

District Counsel and Engineer Reports

A. District Counsel

Mr. Robin stated that developer M/I Homes still has not executed the agreement assigning the contracts for construction of the drainage structures to the District. He stated that he spoke with the developer's counsel and has been told that counsel has recommended approval. Mr. Robin explained that once the litigation process begins the District will have the opportunity to address the other drainage repairs that are needed. A brief discussion ensued.

B. District Engineer

Ms. Stewart expressed concern with waiting to do the repairs to the weir at the north end of Ballantrae Boulevard in Castleway (estimated to be \$20,000) until after the rainy season begins. Such significant rainfall could increase the damage as well as repair costs. She inquired as to whether there would be any funds left over to cover the repairs if the Ayrshire drainage repairs come in at or below budget. Mr. Hallberg expressed his concern over expending any more of the District's funds at this time. It was agreed that Ms. Stewart could initiate temporary repairs that would help stabilize the area until the funding was available to complete the project providing the cost did not exceed \$5,000.

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

SEVENTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2009/2010
Proposed Budget**

Mr. Flateau reminded everyone that the draft budget being presented tonight contains funding for all of the items that residents and Board Supervisors requested be considered for inclusion in the budget, so everyone could be aware of the costs involved and the Board can make intelligent decisions on behalf of the District. He emphasized that neither the Board nor the District Manager is recommending approval of the draft budget as presented at \$1,500, 416.

Mr. Hallberg briefly reviewed the wish list items that were being presented for consideration for the budget; such as the addition of security gates at the entrances to each of the six villages, installation of a kiddie pool, establishment of a fund designed to provide funding to build a new clubhouse in five years, purchasing benches, picnic tables and doggie stations for placement in strategic places throughout the community and to fund repairs of the two main pond docks. He reviewed what the assessment levels would be should the draft budget be approved as presented; outlining the increases by assessment type.

Mr. Flateau pointed out that if the Board approves a budget equal to last year's budget, assessment levels will increase. He said that's because Mr. Hallberg is doubtful there will be any substantial rollover funds to reduce assessments next year, as were available last year (\$126,000). Following extensive discussions regarding the various line items, the Board made initial cuts of \$292,750 (including \$193,750 by eliminating proposed increases in the current contingency/reserve-types of accounts, \$89,000 by cutting out proposed entrance gates plus maintenance, and by deleting \$10,000 in Special Events spending). Mr. Hallberg was asked to make those changes in the budget draft and circulate it to all members. Members agreed to review that second budget draft over the next month with the intention of making additional cuts at the June meeting. The Board therefore decided to table approval of a preliminary budget, as well as the resolution setting the public hearing, until the June meeting.

EIGHTH ORDER OF BUSINESS

Other Staff Reports

- A. District Manager
Mr. Hallberg informed the Board that as of April 15, 2009 there were 1,175 registered voters residing in the District.

Mr. Hallberg informed the Board of his new position with Rizzetta & Company, Inc. and introduced Scott Brizendine, who will be taking over the responsibilities as the District Manager, after the budget season.

- B. Maintenance Supervisor
Nothing new to report.

NINTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

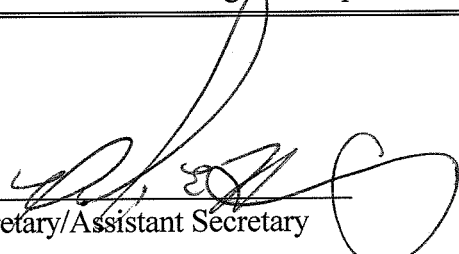
Mr. White asked that a copy of the general ledger be included with the revised budgets when sent to the Supervisors.

A request was made to ask M/I Homes to remove their sign from the District as they have sold their last home. Discussions were held regarding painting of the meeting room at the clubhouse, removing snipe signs at community entrances, the comparability of hiring a security company as opposed to off-duty sheriff's deputies, the requirements of holding a speed camp, maintenance issues and low housing values in the community. The Board approved painting the meeting room.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Levy, seconded by Mr. White, with all in favor, the Board of Supervisors adjourned the meeting at 8:31 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman