
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, June 1, 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 <i>(via speakerphone)</i>

Also present were:

Nils Hallberg	District Manager, Rizzetta & Company, Inc.
Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Tonja Stewart	District Engineer, WilsonMiller, Inc. <i>(via speaker phone)</i>
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 May 4, 2009**

<p>On a Motion by Mr. Levy, seconded by Ms. Moseley, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on May 4, 2009 as presented for Ballantrae Community Development District.</p>
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THIRD ORDER OF BUSINESS

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

On a Motion by Ms. Ballantrae seconded by Ms. Moseley, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures for May totaling \$83,105.80 as presented for Ballantrae Community Development District.

FOURTH ORDER OF BUSINESS

District Engineer Report

Ms. Stewart informed the Board that the final inspection on the Ayrshire drainage structure is scheduled for June 2, 2009. Mr. Hallberg notified her that Bio-Mass had damaged a resident's fence and Ms. Stewart stated that she would notify the contractor and the fence would be repaired. Ms. Stewart stated that the \$5,000 approved last month for repairs of the northern drainage structures was enough to repair the wier in five locations. She stated that the repairs should be completed shortly.

Mr. Hallberg stated that the permits for the sidewalk have been received and work is scheduled to begin this week. It was stated that the project should only take a few days.

(Ms. Stewart left the meeting).

FIFTH ORDER OF BUSINESS

**Discussion on Fiscal Year 2009/2010
Proposed Budget**

Mr. Flateau gave a brief synopsis of the steps taken by the Board in preparing the proposed budget for Fiscal Year 2009/2010, stating that the Board started with everything that had been requested by both the Board and residents added into the budget and is in the process of paring down individual line items, with the goal of keeping assessments at the same level as this year. He explained that the budget being approved tonight is only a proposed budget and will be intentionally set higher than what the Board expects to approve in August as the final budget, because it will contain a TRIM line item expense. Mr. Flateau explained to members of the general audience the reason for including a TRIM amount in the budget, as well as maintaining a buffer to carry the District through the period between the start of the new fiscal year in October and funds are received in December. He emphasized that most if not all of the TRIM amount would be removed from the final budget and that the Board has every intention of maintaining assessments at their current level.

Mr. Flateau then reviewed line items in the current budget that are not anticipated to be spent and should therefore be available to rollover into next year's budget to offset planned expenses. He stated that the items discussed represent a savings of approximately \$69,240. It was stated that the amount of monies available to rollover would not be known until the end of the fiscal year, but District Staff should be able to provide a better idea of an actual dollar amount in August when the final budget will be approved.

Mr. Flateau opened discussion by the Board regarding various line items in the proposed budget that he felt could be reduced. The following areas were reduced: travel per diem, landscape replacement (annuals, shrubs & trees), entry and walls maintenance, landscape maintenance, sidewalk repair and Maintenance, parking lot repair and maintenance, clubhouse facility janitorial services, pool furniture replacement, clubhouse furniture replacement, park restroom maintenance, athletic field repairs, trail/bike path maintenance, boardwalk maintenance and off duty deputy services for an overall reduction of approximately \$125,000. The revised budget after taking all of the reductions totaled \$989,116. Discussions were held regarding litigation expenses, pool paver repairs, steam cleaning of the grout in the restrooms, the possibility of switching to a salt water system and a recommendation that the Budget include funding for unexpected expenses. It was stated that had the Board not budgeted \$100,000 for improvements in the current year's budget and subsequently created the asset management fund with the additional \$40,000 rolled over from the previous year, the residents would have been looking at special assessments or the District would have had to take out a loan to cover the cost of repairing the drainage structure. No further adjustments were made at this time. It was noted that last year's assessments were based on \$889,150 and included a rollover of \$126,000 from the previous year to offset the budget total of \$1,025,150. In order to maintain the current assessment levels, an additional \$100,000 would have to be removed from the budget (in addition to whatever amount the Board includes as a TRIM) either by means of rolling over excess funds or further budget cuts.

The Board asked District Staff to ascertain whether posting a sign that states "Fishing at your own risk" would lessen the District's liability should someone fall into the pond and be injured, the need to and/or cost of switching to a salt water system for the pool, the cost of adding a card swipe lock to the rear gate, and the possibility of reducing management fees.

Mr. Hallberg reviewed the assessment levels based on the proposed budget (including a TRIM of \$100,000 and a TRIM \$200,000), stating the increased amount that both would represent each home owner. The Board decided to include \$200,000 on the TRIM line item, bringing the total budget to \$1,189,116. The following Board action was taken regarding the budget.

On a Motion by Ms. Ballantrae seconded by Mr. Levy, with all in favor, the Board of Supervisors approved Resolution 2009-05, Approving the proposed budget totaling \$1,189,116 and authorizing Staff to submit the required notifications on the required public hearing August 3, 2009 at 6:30 p.m. at the Ballantrae clubhouse located at 17611 Mentmore Boulevard, Land O' Lakes, FL 34638 for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

Other Staff Reports

- A. District Counsel
Not Present.
- B. District Manager
Nothing new to report.

C. Maintenance Supervisor

Mr. Fletcher reported on an incident the 21st where an individual kicked in the gate to the basketball court and when confronted by another resident regarding the incident the individual became physical, so the sheriff's office was called out to handle the matter.

SEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Audience comments were entertained regarding the duties of the off-duty officers, use of the clubhouse facilities by non-residents, and lack of lighting along Mentmore Boulevard from the clubhouse to Concord Station.

A request was made by the Gathering Pointe Church to run a free soccer camp for children ages K- 5 on the District's athletic fields as an outreach to the community. The church would be purchasing all the equipment with the intention of donating the portable goal posts to the District. It was stated that a certificate of liability insurance was in the process of being obtained, the event would be well supervised, and would be run with the assistance of a church youth group from Sellersville, PA.

The following Board action was taken:

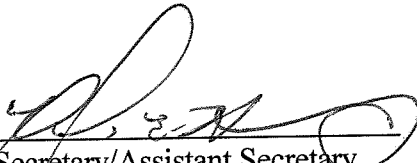
On a Motion by Mr. Levy, seconded by Mr. Levy, with all in favor, the Board of Supervisors granted permission for use of the athletic fields by the Gathering Pointe Church to hold a free soccer camp providing the required paperwork is received for Ballantrae Community Development District.


Mr. Plateau informed the Board that the new attorney for the Sheriff's Department has ruled their vehicles should not be parked in the middle of Mentmore Boulevard while the officer patrols the recreational areas. A recommendation was made that the car be parked on the lawn instead and that the officer actually spend a portion of his time in the car so residents don't become accustomed to seeing the empty car and become complacent, thereby eliminating any impact the car might have in slowing down traffic.

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 8:50 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman