
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, August 3, 2009 at 6:33 p.m.** at the Ballantrae Community Center, located at 17611 Mentmore Boulevard, Land O'Lakes, FL 34638.

Present and constituting a quorum:

James Plateau	Board Supervisor, Chairman
Amanda Battistoni	Board Supervisor, Vice Chairman
Kelly Moseley	Board Supervisor, Assistant Secretary
Richard Levy	Board Supervisor, Assistant Secretary <i>(joined the meeting in progress)</i>
Steve White	Board Supervisor, Assistant Secretary

Also present were:

Nils Hallberg	District Manager, Rizzetta & Company, Inc.
Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Bill Fletcher	Maintenance Supervisor
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Plateau 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 July 6, 2009**

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

THIRD ORDER OF BUSINESS

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

(Mr. Levy joined the meeting in progress.)

Staff responded to questions regarding various invoices. A request was also made that Staff obtain the invoices from District Engineer and District Counsel relating to the Drainage Structure repairs and the contract with BioMass, so that associated costs can be made prior to the end of the year.

On a Motion by Ms. Battistoni seconded by Mr. Levy, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures for July totaling \$107,006.46 as presented for Ballantrae Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2009-07,
Setting the Meeting Schedule for Fiscal
Year 2009/2010 and Changing the
September 2009 Date**

On a Motion by Ms. Moseley seconded by Mr. White, with all in favor, the Board of Supervisors approved Resolution 2009-07, Setting the Meeting Schedule for Fiscal Year 2009/2010 as the first Monday of each month (with the exception of July and September when they will meet on the 2nd Monday) at 6:30 p.m. at the Ballantrae Clubhouse, located at 17611 Mentmore Boulevard, Land O' Lakes, FL 34638 for Ballantrae Community Development District.

On a Motion by Ms. Battistoni seconded by Mr. Levy, with all in favor, the Board of Supervisors Changed the September 2009 meeting Date from the 7th to the 14th at the same time and location for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of New Business

Mr. Flateau requested that the Board consider inviting OLM (a landscape management firm) to attend next month's meeting to provide an overview of the services they could provide the District. The Board agreed that it wanted to hear from OLM at the next meeting. Mr. Flateau also mentioned an option that was put forth to him regarding the possibility of the District hiring a full-time deputy sheriff to patrol the streets rather than utilizing off-duty officers. The Board concurred that hiring a full-time deputy would not be an appropriate option at this time.

Mr. Flateau updated the Board on the status of the street light at the intersection of Ballantrae Boulevard and S.R. 54, stating that the County project is being advertised for bids to be opened August 24th. He quoted county officials as saying "that actual construction should take about six months."

SIXTH ORDER OF BUSINESS

**Consideration of Proposal to Install Access
Control System at Rear Gate**

Following a brief discussion, the Board tabled this item to a future date.

SEVENTH ORDER OF BUSINESS

Update on Drainage Structure

Mr. Hallberg stated that he asked BioMass to provide a proposal to repair the drainage structures at the end of Ballantrae Boulevard on both the east and west side of the street and the Ayrshire structure. He stated that the structure on the east side at Castleway can not be repaired at this time as it is currently underwater.

A request was made that an inspection of all the riprap throughout the District be completed on a regular basis. It was stated that Mr. Hallberg and Mr. Fletcher would prepare a listing of all of the locations and complete these inspections on a regular basis.

On a Motion by Mr. White seconded by Ms. Moseley, with all in favor, the Board of Supervisors approved the BioMass proposal to repair the damaged drainage structures on Ayrshire and at the end of Ballantrae Boulevard on both the east and west sides of the street with a not-to-exceed amount of \$10,000 for Ballantrae Community Development District.

EIGHTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2009/2010
Final Budget**

On a Motion by Ms. Battistoni seconded by Mr. White, with all in favor, the Board of Supervisors opened the public hearing on the fiscal year 2009/2010 budget for Ballantrae Community Development District.

Public comments were entertained regarding the debt service portion of the CDD assessments, a comparison of the Straiton townhome assessments to single family home assessments, a desire to cut back on expenses due to current economic times. The Board and District Staff addressed resident concerns regarding various line items, as well as a request that was made to plant additional trees around one of the lakes in the community. Discussions were also held regarding the TRIM portion of the budget, the carry forward balance from the previous year and the amount of the proposed budget versus what could actually be approved. Mr. Flateau explained the Board's decision in projecting expenses on the high end rather than reflecting the amount that the Board fully expects to spend, stating that the decision is based on being proactive and the desire to prevent cash shortfalls should emergencies occur.

On a Motion by Ms. Battistoni seconded by Mr. White, with all in favor, the Board of Supervisors closed the public hearing on the fiscal year 2009/2010 budget for Ballantrae Community Development District.

The Board reviewed various line items and potential areas where cost savings might be obtained. The following Board actions were taken: A request was made to research a means of reducing management fees be it by a reduction to the current contract or with another firm.

On a Motion by Mr. Levy seconded by Mr. White, with all in favor, the Board of Supervisors approved eliminating the \$200,000 TRIM amount out of the fiscal year 2009/2010 budget for Ballantrae Community Development District.

On a Motion by Ms. Battistoni seconded by Mr. White, with all in favor, the Board of Supervisors approved increasing the miscellaneous contingency line item in the fiscal year 2009/2010 budget by \$75,000 for Ballantrae Community Development District.

On a Motion by Mr. Levy seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved applying the \$150,000 in carry forward funds from the fiscal year 2008/2009 budget towards reducing the assessments required to fund the 2009/2010 budget for Ballantrae Community Development District.

Mr. Flateau informed the residents that based on the actions just taken by the Board there has been no increase in the O & M budgeted spending over the last three budgets.

On a Motion by Mr. White seconded by Mr. Levy, with all in favor, the Board of Supervisors approved Resolution 2009-08, adopting the fiscal year 2009/2010 budgets totaling \$1,584,470 (899,116 for operations and maintenance and \$685,354 for debt service) plus collection costs as discussed 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 2009-09, Imposing assessments to fund the fiscal year 2009/2010 budget and adopting the assessment roll for Ballantrae Community Development District.

NINTH ORDER OF BUSINESS

Other Staff Reports

A. District Counsel

Mr. Flateau stated that Mr. Robin was not asked to attend the meeting. Mr. Hallberg provided a brief report on the status of the litigation relating to the drainage structure on behalf of Mr. Robin. He stated that all of the contract assignments have been received and both King Engineering and Gigliotti Construction have been served. It was noted that both firms have twenty days to respond to the complaints.

B. District Engineer

Ms. Stewart was excused from the meeting as there was nothing new to present to the Board at this time. It was noted that she was available by phone if needed.

C. Maintenance Supervisor

Mr. Fletcher stated that he had nothing further to report to the Board.

D. District Manager

Mr. Brizendine stated that the District received 4 checks from the County since July from the sales of tax certificates totaling \$105,000 and that the assessments for all property within the District have been collected at this time. It was noted that this actually correlates to excess funds being collected due to late fees collected.

TENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

The following Supervisor requests were discussed: lights that are out on the Ballantrae park sign, the pressure washing of the gazebo, lighting requirements with extending the pool hours, repairs to pool pavers that were recently completed, reimbursing a resident for costs of irrigating his lawn due to the sod that had to be replaced as a result of repairs made to the drainage structure near his home and a request for Board authorization to allow a booth to be set up at the Clubhouse for the purpose of raising funds for the cancer association. The following Board action was taken:

The Board concurred with the Chairman's recommendation to reimburse \$90.75 for irrigation of replacement sod and to allow the booth to be set up at the clubhouse as discussed.

Residents requested that the pool deck be treated for ants and that the Board look into the costs for hiring pool monitors and/or other means of checking who is using the pool.

ELEVENTH 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 9:00 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman