
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, September 14, 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 <i>(joined the meeting in progress)</i>

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Nils Hallberg	Operations Manager, Rizzetta & Company, Inc.
Tommy Medlock	Representative, OLM
Paul Woods	Representative, OLM
Mark Almeda	Representative, Ameriscape Services
Joe Ciellini	Representative, Ameriscape Services
Amy Miranda	Representative, ISR
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Flateau 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 August 3, 2009**

On a Motion by Mr. White, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on August 3, 2009 as presented for Ballantrae Community Development District.
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(Mr. Levy joined the meeting in progress.)

THIRD ORDER OF BUSINESS

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

Both Staff and representatives from Ameriscape USA responded to questions regarding various invoices. A request was made to determine the possibility of obtaining more information on the Progress Energy invoices to clarify what meter relates to what areas within the community. It was stated that Bio Mass needs to be contacted regarding the repairs on the Ayrshire pond as the rip-rap is completely gone now and the erosion is getting considerably worse. A brief discussion ensued regarding whether there are any invoices that need to be accrued for the current fiscal year. Mr. Brizendine stated that accounting would automatically handle that for all contractual and utility expenses. The following Board actions were taken:

A request was made that Mr. Fletcher be asked to seal the grout in the bathrooms and handle more of the miscellaneous minor repairs and that Staff obtain bids for rust prevention control for the October meeting.

On a Motion by Mr. White seconded by Ms. Battistoni, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures for August totaling \$95,641.31 as discussed for Ballantrae Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Renewing Agreement
with ISR**

Ms. Miranda stated that she would like to renew her contract with the District for next summer, explaining that she has increased the District's payment from \$500 to \$600. She confirmed that Ballantrae residents would still receive the \$5.00 weekly discount.

On a Motion by Ms. Battistoni seconded by Mr. Levy, with all in favor, the Board of Supervisors approved renewing the agreement with Infant Swimming Resource for 2010 as discussed for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Landscape Inspection

Mr. Hallberg stated that he would be completing a monthly inspection of the District's properties and providing reports to the various vendors giving them a specific timeframe to correct any deficiencies. Mr. Flateau requested that the inspections be timed to provide the vendors with a week to begin corrections before the report is sent to the Board.

Mr. Hallberg briefly reviewed his report and responded to Board questions. A discussion ensued regarding issues that have led to the current condition of the landscaping and what can be done to prevent them from recurring again. Mr. White opinioned, that multiple entities are responsible for the issues including the landscape maintenance company, the management company and the Board. Mr. Ciellini addressed Board concerns regarding specific areas.

It was decided that a Board Supervisor would go on the inspections each month on a rotating basis and the inspection reports be included in the agenda packets. Mr. Flateau briefly reviewed the findings by the Pasco County Extension officer, relating to PH levels in the soil and the District's irrigation system. It was stated that one of the contributing factors might be the chemicals being used by Suncoast Rust Control, Inc. A request was made that Staff research the possibility of changing to reclaimed water, even though the District was able to obtain a variance from the watering restrictions from SWFWMD.

The Board entertained comments from a resident, expressing his dissatisfaction with the quality of the landscaping throughout the District and especially the front entrance. Ameriscape Services responded to the comments. It was stated that the community is expecting this to be a premier community and expecting the landscaper to maintain it as its flagship property and it is not happening. A brief discussion ensued regarding the proposals for sod replacement.

(The Board took a brief recess at 7:50 and reconvened at 7:59 with all those in attendance at the time of the recess still in attendance, with the exception of the representatives from Ameriscape and Mr. Hallberg).

Representatives from OLM provided a brief presentation about their company, stating that OLM takes a pro-active approach to management and oversight of landscape service providers. The service holds landscapers accountable by withholding a portion of their monthly fee should they receive a rating below 87 on any monthly inspection. It was stated that they only manage landscaping and irrigation. Mr. Medlock stated that they start with writing very good specifications and bidding out the services to find the best company for your District. Mr. Medlock stated that if they bid the services and do not get a lower contract price there is no charge to the District, they get 75% of the savings for the first year (paid over a 12 month period) and the District retains 25% of the savings. After the first year the District retains the entire savings. He stated that the typical monthly inspection fee is around \$1,000.

A brief discussion ensued regarding the time line for starting the bid process given that the current contract ends on December 31, 2009. Mr. Medlock confirmed that his company would be able to prepare bid specs for Board consideration at the October meeting. The Board also asked OLM to provide an agreement prior to the next meeting. Mr. Brizendine stated that he would provide OLM with a copy of the current contract and the bid specs currently being used.

On a Motion by Mr. White seconded by Mr. Levy, with all in favor, the Board of Supervisors authorized District Management to work with OLM to prepare bid specs and a time schedule for the bid process at the October 5, 2009 meeting for Ballantrae Community Development District.

Mr. White stated that this is a company that Rizzetta should have hired at their own cost or should be offering on their on as part of the management service, and if they are not going to include this type of service than maybe the District should start looking for another management firm.

Mr. Brizendine explained that Rizzetta started its operations management program in response to observations of the need for this type of service with the increasing number of Districts that have transitioned to resident Boards and to not have the experience or expertise in this area that is available to many Developer Boards. He emphasized that the increase in fees was not related to the establishment of that department, but was merely a 3% cost of living increase. It was stated that a request had been made to obtain an explanation for the fee increase in light of asking many other firms to take a reduction in fees next year. Mr. Brizendine stated that he would get with Mr. Rizzetta and provide an explanation of the increase in fees at the next meeting.

Further discussion ensued regarding landscape and irrigations issues and possible solutions. The Board decided to table any action on the proposals for sod replacement at this time.

SIXTH ORDER OF BUSINESS

**Consideration of Renewal of PACA
Membership**

<p>On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved the renewal of the PACA membership at a cost of \$50 for Ballantrae Community Development District.</p>
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SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Flateau provided a brief update on the litigation issue stating that both the "Motion to Abate and Dismiss" and the "Transfer of Case Request" documents are merely standard legal maneuvering techniques to see what they can get to stick. A brief discussion ensued.
- 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
Not present.
- D. District Manager
Mr. Brizendine informed the Board that the District may want to consider looking into alternative investment options for the District's reserve funds. He sought and received authorization to bring investment options back to the Board at the next meeting.

Mr. Brizendine inquired as to whether the District has ever completed a Capital Reserve Study to provide an analysis of how much the District should be building in reserve funds to cover long term maintenance requirements.

It was stated that Ms. Stewart had initiated this at one point, but nothing was ever finalized. Mr. Brizendine stated that he would follow-up with Ms. Stewart on this matter.

EIGHTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

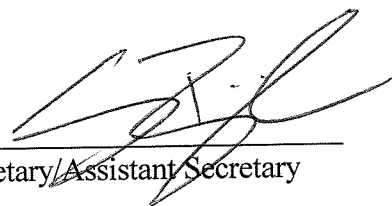
A brief discussion ensued regarding Mr. Fletcher's job description and responsibilities to the District and whether he has a specific list that he is working off. It was stated that there are several items that he has been asked to do months ago that are still not done. The Board asked that Staff provide the Board with a copy of his job description for review at the next meeting. The Board indicated that they would like to have Mr. Fletcher using a daily log of items that he has been working on. Mr. Brizendine stated that a monthly maintenance log would be included in the agenda packets going forward.

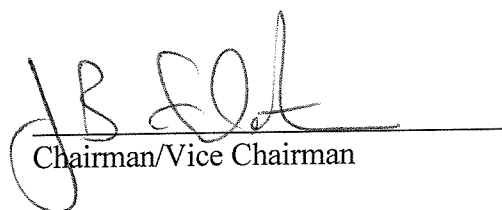
Other Supervisor comments were entertained regarding posting a sign informing residents of the danger of alligators, dips under the swings, the lack of trees around the big pond that abuts Suncoast, obtaining a bid to seal the pool pavers, ensuring that light bulbs are being replaced when needed and are being replaced with the same color bulb, and the status of the bid for the traffic light. Mr. Brizendine inquired whether there were any plans to put up holiday lights and was informed that this was cut from the budget for this year. No official Board action was taken; however, Staff was asked to contact "We hang Christmas Lights" to obtain the District's lights and to contact Ameriscape regarding installing a water line at the gazebo.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. White, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors adjourned the meeting at 9:42 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman