

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, October 4, 2010 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
Steve White	Board Supervisor, Assistant Secretary
Richard Levy	Board Supervisor, Assistant Secretary
Kelly Moseley	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Nils Hallberg	Field Operations Manager, Rizzetta & Company, Inc.
Tonja Stewart	District Engineer, WilsonMiller, Inc.
Bill Kilgus	Representative, Trimmers Holiday Décor
Tim Gay	Representative, Tropical Holiday Lighting
Cheryl Herman	Representative, Wowgreen International

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

**Presentation on Holiday Decorations &
Lighting**

Presentations were provided by representatives from Trimmers Holiday Décor and Tropical Holiday Lighting. Both firms responded to Board questions and addressed the types and numbers of lighting planned, timing for installation and the possibility of utilizing decorations currently owned by the District.

(Mr. Levy and Ms. Stewart joined the meeting in progress.)

A brief discussion ensued regarding what the District was looking for in terms of lighting and greenery, as well as the difference in impact of LED lighting versus the incandescent lighting.

On a Motion by Ms. Battistoni seconded by Mr. White, with three in favor and two against (Kelly Moseley and Rich Levy), the Board of Supervisors approved the proposal from Trimmers Holiday Décor for the installation of holiday lighting for Ballantrae Community Development District.

A request was made that Mr. Fletcher research the possibility of using a colored lens for the entrance light at the tower.

THIRD ORDER OF BUSINESS

Wowgreen, International Request

Ms. Herman inquired about renting the clubhouse on October 28, 2010 to hold a business seminar / training session for Wowgreen International. She confirmed that no products would be sold during the meeting. The Board approved the event at the standard non-resident rental fee of \$100.

FOURTH ORDER OF BUSINESS

Aquatic Planting and Maintenance

A brief discussion was held regarding the condition of the ponds and the number of plants that need to be replaced. It was stated that all of the plants that were in installed in the Castleway and Ayshire ponds have died and need to be replaced at the expense of American Ecosystems (AES). Ms. Stewart stated that she has spoken with Tony Smith of AES and he has made a commitment to replace all of the plants and bring the ponds up to the Board's standards. She recommended that the planting not occur until next Spring. The Board directed Mr. Hallberg do to a thorough inspection of every pond with Mr. Smith so that they can document everything that needs to be done. They also requested that Mr. Smith attend the next meeting with a plan regarding treatment of the ponds and replacement of the plants.

Ms. Stewart stated that she has requested that water samples be taken throughout the community for the purpose of ascertaining where the District stands in regards to water quality in anticipation of the restrictions that are forthcoming from the state.

FIFTH ORDER OF BUSINESS

**District Counsel, Engineer, & Operations
Manager Reports**

A. District Engineer

Ms. Stewart responded to questions regarding the sidewalk planned from Cunningham to Lintower. She stated that the District should be able to complete the project for \$25,000 and could begin as soon as the permit is issued, which generally takes about 30 days. Mr. Hallberg stated that he would request proposals as soon as he gets the specs. Following a brief discussion, it was decided to hold off this project until after the first of the year.

A brief discussion ensued regarding ownership of a piece of property in Straiton and the property in Ayshire with decorative curbing that was installed up to the sidewalk. The Board requested that the property in Ayshire be surveyed to verify that it is on District property prior to requesting that it be removed.

A discussion was also held regarding a water pipe on Mentmore Boulevard that is sticking out of the ground and erosion issues. Ms. Stewart stated that she would research the issue of the water pipe, it may be tied to Concord Station. She also stated that she would be obtaining proposals to make the necessary erosion repairs once water levels have receded and she can determine the extent of the erosion.

B. District Counsel

Mr. Brizendine stated that there was a small cost from District Counsel for providing the monthly update on the pending litigation. It was also stated that there was nothing new to report at this time.

C. Operations Manager

A brief discussion ensued regarding the proposed enhancements for the main entrance and an issue with the pump/well. It was stated that Ms. Moseley has not been able to meet with Greenbriar to finalize the front entrance project. Mr. Hallberg was asked to provide Ms. Moseley with a contact number for Greenbriar as well as make sure that Greenbriar attends the next meeting.

Concerns were expressed regarding the length of time it takes Greenbriar to replace sod that was destroyed by their workers compared to how quickly they submit proposals for additional work; i.e. replacement of sod in specific areas, rain sensors that have not been inspected and/or adjusted, and plants in front of the Ballantrae Park sign that are not being trimmed. A recommendation was made that the plants at the park sign be replaced with Juniper and have potted plants placed on either side of the wall.

Mr. Hallberg presented new proposals submitted in response to the last inspection. The Board decided not to approve any more proposals until all of the projects being completed at the contractor's expense are done. A request was made that the Board be provided with a list and pricing of all non-contract proposals that the Board has already approved and what budgeted account they were taken out of. The Board also requested that the "Charlie Brown" tree at the front entrance be removed.

Mr. Hallberg stated that he would be moving the monthly inspection up a week so that the contractors will have sufficient time to address concerns prior to submitting the final report to the Board.

SIXTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Meeting on September 13,
2010**

On a Motion by Ms. Moseley, seconded by Mr. White, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on September 13, 2010 for Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS

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

A brief discussion ensued regarding invoices from Greenbriar, deputy patrols, and signs and specialties.

On a Motion by Mr. Levy, seconded by Mr. White, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures for September totaling \$60,169.81 for Ballantrae Community Development District.

EIGHTH ORDER OF BUSINESS

**Continued Discussion of Proposals to
Install Decorative Light Poles and Street
Signs**

It was noted that the County has not changed its position on the matter and would not approve the Board's request.

NINTH ORDER OF BUSINESS

Other Staff Reports

A. Maintenance Manger

Mr. Fletcher stated that he would work with Mr. Hallberg to obtain additional proposals to repair the well.

Mr. Brizendine stated that last month the Board accepted the proposal from Welch to repair the basketball courts for \$600.00 contingent upon District Management researching whether the courts would still be under warranty. He explained that he was unable to locate the original contract with M/I Homes. The Board decided to proceed with the repairs.

On a Motion by Mr. White, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the proposal from Welch to repair the courts totaling \$600.00 if the damage is not covered under warranty as discussed for Ballantrae Community Development District.

Mr. Fletcher confirmed that the power surge protectors were installed. A request was made that Mr. Fletcher install a tamper proof bolt on the benches that were installed.

B. District Manager

Mr. Brizendine stated that the District is still projecting to be under budget by \$100,000 based on not utilizing all of the funds allocated for legal fees. He confirmed that the District has sufficient funds to meet the debt service interest payment due on November 1st.

Mr. Brizendine asked if there were any volunteers to work with him regarding the installation of the exercise equipment in regards to locations and choices. Following a brief discussion, Ms. Battistoni volunteered to work with Management. The Board requested that the proposed locations be presented to the Board at the next meeting.

TENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Ms. Battistoni presented the final proposal for the painting project totaling \$54,823, which includes pressure washing the tile roofs on the clubhouse and tower, painting the clubhouse, village entrances, entrance tower, and all of the common area walls both inside and outside. A brief discussion ensued regarding the process and the need to remove any remaining vines. It was stated that any exposed wall panels that are partially bordered by residential property will not be painted.

On a Motion by Mr. Levy, seconded by Mr. White, with all in favor, the Board of Supervisors approved the proposal totaling \$54,823 to paint the boundary walls, clubhouse, village entrances, and tower at the front entrance for Ballantrae Community Development District.

The Board authorized additional hours for the weekend maintenance person to assist with the vine removal. Mr. Brizendine will coordinate the start date with both the contractor and Mr. Fletcher.

Requests were also made that the restrooms be painted and the pool drains cleaned once things slow down, as well as that the edges on the gate closure be rounded off.

A brief discussion ensued regarding concerns with the deputy not responding to children climbing up the fence at the basketball court and another issue brought up by an audience member with the deputy not watching children at the swing set.

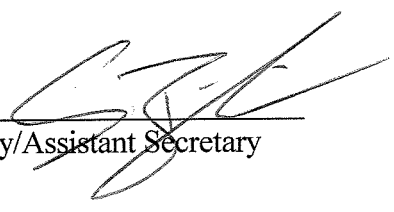
Mr. White stated that he had received an invoice for the website's domain name renewal in the amount of \$30.00, stating that if necessary he would pay the invoice out of petty cash.

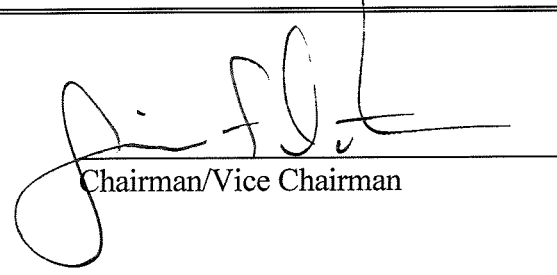
Audience comments were entertained regarding the swings being too low on the swing set. It was stated that the swings were set at the manufactures recommended height and should not be adjusted. The Board requested that Mr. Fletcher research the cost to install the ADA mulch for the swing set.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Levy, seconded by Ms. Moseley, with all in favor, the Board of Supervisors adjourned the meeting at 9:07 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman