

**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, November 1, 2010 at 7:10 p.m.** at the Ballantrae Community Center, located at 17611 Mentmore Boulevard, Land O'Lakes, FL 34638.

Present and constituting a quorum:

James Flateau	<b>Board Supervisor, Chairman</b>
Amanda Battistoni	<b>Board Supervisor, Vice Chairman</b>
Steve White	<b>Board Supervisor, Assistant Secretary</b>
Richard Levy	<b>Board Supervisor, Assistant Secretary</b>
Jenny Williams	<b>Board Supervisor, Assistant Secretary</b>

*(joined the Board after being sworn in)*

Also present were:

Scott Brizendine	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Nils Hallberg	<b>Field Operations Manager, Rizzetta &amp; Company, Inc.</b>
Artie Crouse	<b>Representative, Greenbriar Landscaping</b>
Tony Smith	<b>Representative, American Ecosystems, Inc.</b>
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**

**Administration of Oath of Office to Newly Elected Supervisor**

Mr. Brizendine, a Notary in the State of Florida, administered the oath of office to Ms. Williams. Ms. Williams raised her right hand and swore and affirmed to the oath as read by Mr. Brizendine.

Mr. Flateau obtained contact information from Ms. Williams and requested that she provide a short bio for inclusion on the District website.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2011-01,  
Canvassing and Certifying Election  
Results**

On a Motion by Mr. White, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved Resolution 2011-01, Canvassing and Certifying the election results of Jenny Williams being elected to the Board of Supervisors for a four-year term with 68 votes for Ballantrae Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2011-02,  
Designating Officers**

On a Motion by Mr. White, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved Resolution 2011-02, naming James Flateau as Chairman, Amanda Battistoni as Vice Chairman, and Steve White, Richard Levy, Jenny Williams, Scott Brizendine, and Matt Huber as Assistant Secretaries for Ballantrae Community Development District.

**FIFTH ORDER OF BUSINESS**

**Discussions with Greenbriar Landscaping**

Mr. Hallberg reviewed the last field inspection report, focusing on the areas where the landscaper is recommending that new sod be installed. The total cost to replace the Bahia as discussed was estimated to be \$37,788.50. Discussions were held regarding the proposal to enhance the front entrance and the removal of the oak tree that was requested to be removed last month. It was stated that the best time to install the plants would be in the spring. The Board decided to hold off on making any decisions at this time based on the amount of funds proposed for sod replacement.

Additional discussions were held regarding why there are so many areas in need of sod replacement and what the expectation is for the other areas in the District. A request was made for a meeting to be scheduled with Chris Dewey of the extension office to evaluate the landscaping with Mr. Hallberg, Mr. Crouse, and Mr. Flateau to ascertain the reason the grass needs to be replaced and make recommendations to try an extend the life span of the Bahia Grass. It was stated the Board would like to be able to tell the residents of Ballantrae that it exercised due diligence in determining that the replacement is not due to contractor neglect and it got the most competitive price for the sod. A question was raised regarding the possibility of going out to bid for the sod and the possibility of installing St. Augustine and additional irrigation in lieu of continually replacing the Bahia. The Board requested that the square footage or acres of sod be broken down by Bahia and St. Augustine for the CDD common areas be available at the next meeting. Ms. Stewart pointed out that there are rules and regulations regarding irrigation and water use permits that might preclude this. The Board asked that she look into whether it would be possible to make the transition to St. Augustine along Ballantrae Boulevard.

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**SIXTH ORDER OF BUSINESS**

**Discussions with American Ecosystems**

Ms. Stewart addressed the issue of the loss of plant material in the ponds, recommending that they wait until spring to ascertain the level of survivorship of the plants before doing any replacement planting. She recommended that American Ecosystems be given the authority to address each of the ponds individually since they have the responsibility for survival of the plants. It was stated that the problem is multi-faceted as there is evidence that a few residents have taken actions to kill the beneficial plants near their property, as well as issues with general survivability of the plants given over spraying and the timing of the installation. She stated that she will be submitting water quality tests to determine the quality of the water throughout the area.

Mr. Smith stated that you can't expect to see the same amount of growth between the species of plants. The Pickerelweed and Club Rush seem to thrive in these ponds while the Arrowhead does not. He stated that there are no herbicides that can be used to kill the Slender Spike Rush that won't also kill the Arrowhead or Pickerelweed so it is going to require that the invasive plants be removed by hand. Mr. Smith stated that he has personally taken over responsibility for these ponds and will replace any necessary plants next spring. He stated that the dynamics of the ponds have changed and they have to adjust for that. Ms. Stewart stated that it is important to remember that the Board was mandated to plant the beneficial plants to help improve the water quality and that is the ultimate goal over making the ponds look pretty.

A request was made that Mr. Smith attend the monthly meetings to update the Board on the progress of the ponds over the next few months. Further discussions ensued on the current conditions of the ponds.

**SEVENTH ORDER OF BUSINESS**

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

**A. District Engineer**

Ms. Stewart stated that the survey of the decorative curbing does show that the resident has encroached onto District property and District Counsel will need to send a letter to the resident requesting that it be removed.

Ms. Stewart informed the Board of a washout that occurred at the drainage facility on Ayrshire behind the houses. She explained that both the contractor and structural engineer evaluated the situation and feel that it relates to the way the rip-rap had to be removed during the repair project and there is no major issue. They will be completing a full inspection and making the necessary repairs.

A brief discussion ensued regarding a resident complaint about water flooding his back yard. Ms. Stewart stated that her research determined that it is not a CDD issue.

Ms. Stewart said that she would be following up on the water pipe that is sticking out at the end of Mentmore and would provide a report at the next meeting.

**B. District Counsel**

Mr. Flateau provided a brief synopsis of the litigation pertaining to the drainage structure for the benefit of the newly elected Supervisor.

**C. Field Operations Manager**

Mr. Hallberg provided a brief overview of the field inspection report. A brief discussion ensued regarding the format of the report and continued concerns that it is not meeting the needs of the Board. Mr. Flateau provided a copy of a spreadsheet that he would like to see used going forward that would enable everyone to better track repeat findings, approved proposals, etc. Following a brief discussion, it was decided that some minor changes to the spreadsheet would improve its usability. It was stated that the spreadsheet should be ready for use in January.

**EIGHTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors' Meetings held on October  
4, 2010**

On a Motion by Ms. Battistoni, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on October 4, 2010 for Ballantrae Community Development District.
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**NINTH ORDER OF BUSINESS**

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

Staff responded to questions regarding irrigation, entrance lights and payroll for Michael Clark.

On a Motion by Mr. White, seconded by Mr. Levy, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures for October totaling \$70,583.26 for Ballantrae Community Development District.
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**TENTH ORDER OF BUSINESS**

**Continued Discussion on Proposals to  
Repair Well**

It was stated that additional proposals to repair the well need to be obtained before presenting them to the Board.

**ELEVENTH ORDER OF BUSINESS**

**Review of Property Insurance**

Mr. Brizendine provided an overview of the coverage provided under one of the current property insurance policies that renews in January, stating that it does not include hurricane coverage on the walls and monuments. Mr. Brizendine reminded the Board that the property insurance for the clubhouse and cabanas includes full hurricane coverage. Following a brief discussion, it was decided to leave the coverage as is.

**TWELFTH ORDER OF BUSINESS**

**Other Staff Reports**

A. Maintenance Manger  
No report.

B. District Manager

Mr. Brizendine stated that the District came in under budget for the last fiscal year and the painting project is well under way. It was stated that Certa Pro is to pressure wash the village entries and not District Staff. Ms. Battistoni stated that there is still some touch up that needs to be done at the clubhouse and on the clubhouse sign.

Mr. Brizendine stated that the holiday lighting would be installed soon. A brief discussion ensued regarding putting colored lenses on the lights at the entrance. It was decided that there was not enough interest in this to proceed.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

A brief discussion ensued regarding an email that was received addressing concerns with the repairs that were made to the tennis courts.

Another discussion was held regarding any assessments that were still outstanding.

Mr. Flateau stated that the evening pool monitoring had been terminated until next year as activity had decreased substantially.

**FOURTEENTH 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 9:33 p.m. for Ballantrae Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman