
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, December 6, 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	Board Supervisor, Chairman
Amanda Battistoni	Board Supervisor, Vice Chairman
Steve White	Board Supervisor, Assistant Secretary
Jenny Williams	Board Supervisor, Assistant Secretary
Rich Levy	Board Supervisor, Assistant Secretary <i>(joined the meeting in progress)</i>

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Tonja Stewart	District Engineer, WilsonMiller, Inc.
Bill Fletcher	Field Manager
Chris Dewey	Representative, Pasco County Extension Service
Eddie Pearl	Representative, Certa Pro Painters
Cheryl Dunham	Representative, Goodwill Donations Development Office
Kelli Crossland	Resident

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 Supervisors**

Mr. Brizendine, a licensed Notary in the State of Florida, administered the Oath of Office to Mr. White. Mr. White raised his right hand and swore and affirmed to the oath as read by Mr. Brizendine. Mr. Brizendine stated that he would administer the oath to Mr. Levy at a later time.

THIRD ORDER OF BUSINESS

Presentations

Ms. Crossland provided a brief presentation in support of her application to hold a crafts and arts sale at the clubhouse on Saturday, December 18, 2010. It was stated that flyers could be hand delivered to residents, but not placed in or on mailboxes. A brief discussion ensued regarding the appropriate fee to charge for the event.

(Mr. Levy joined the meeting during the discussion and Mr. Brizendine administered the oath of office prior to the vote on the motion).

On a Motion by Mr. White, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors authorized the use of the clubhouse for an Arts and Craft Sale on December 18, 2010 for a fee of \$25 and the mandatory deposit of \$150.00 for Ballantrae Community Development District.

Ms. Dunham from the Goodwill Donations Development Office inquired about the possibility of installing a Goodwill collection bin on Community property. She provided pictures of the bin that she is proposing to install and explained that Goodwill pays \$100 a month, carries liability insurance, and services the bin on a regular basis to ensure that it stays clean. It was stated that should an item be left outside the bin a representative would come out and remove it upon notification of the incident. Ms. Dunham responded to questions from the Board and a brief discussion ensued regarding the best location for the bin. Mr. Brizendine confirmed that allowing Goodwill to install the bin would not obligate the District to allow other entities to have bins on site. The agreement would be on a 30-day basis.

On a Motion by Mr. White, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved the installation of a collection bin for Goodwill at the clubhouse for a monthly fee of \$100.00 for Ballantrae Community Development District.

Ms. Battistoni spoke regarding the status of the painting project, stating that she invited Mr. Pearl to attend the meeting to respond to any questions or concerns the Board might have. The Board noted that it was pleased with the work. Ms. Battistoni stated that a final walk-through was scheduled for the following day with Mr. Pearl from Certa Pro, Ms. Battistoni and Mr. Brizendine. A brief discussion ensued regarding requests that are being made regarding painting the residential side of the walls. It was stated that the main issue will be the logistics of gaining access to the wall.

Mr. Flateau stated that based on discussions at last month's meeting he invited Mr. Dewey from the Pasco County Extension office to evaluate the issues with the Bahia Grass. Mr. Dewey addressed the Board's concerns with replacing the Bahia Sod, stating that Bahia will thin out if mowed too low, not fertilized properly, and the weeds not addressed. It will not re-seed itself if mowed frequently. He recommended using the Argentine Bahia rather than the Pensacola Bahia Grass currently installed. He stated that should the Board decide to re-seed problem areas, it should be done in the late Spring or early Summer, but laying down new sod could be done at any time.

Mr. Dewey stated that the success of seeding depends on availability of irrigation and rain fall amounts after spreading the seed. He offered to meet with Greenbriar to provide options for each of the various areas that were identified as problem areas. It was stated that the District is not going to have to re-sod as many areas as were thought in previous discussions. Re-sodding provides an immediate fix and the seeding takes longer to get that green appearance, so there may be areas that the Board wants to consider re-sodding for immediate gratification purposes. Although mixing in Rye grass seeds in with the Bahia seeds will provide the green look sooner than just using the Bahia seeds. Mr. Dewey recommended that the Bahia be fertilized with 1lb of nitrogen per 1000 square feet every year; or a ½ lb in the spring and again at the end of summer. Further discussions ensued regarding issues with St. Augustine Grass and watering restrictions, as well as County regulations that limit the amount of irrigation available to the District.

Mr. Dewey provided a brief synopsis of the services and programs that are available to the public through his office.

A resident inquired as to the procedure that needs to be followed to obtain a variance to the tree ordinance that exists for trees within the street and sidewalk. He was informed that this would be an HOA issue.

FOURTH ORDER OF BUSINESS

District Counsel, Engineer & Operations Manager Reports

A. District Engineer

Ms. Stewart stated that the water pipe at the end of Mentmore Boulevard is a water service pipe for the County. She recommended that the County be notified of the situation.

Ms. Stewart stated that in researching the issue of converting some areas of Bahia Grass to St. Augustine she learned that should the District desire to exceed 99,999 gallons per day or multiple 5" wells, it would need to obtain an environmental permit. She stated that she has provided a set of plans to Mr. Hallberg to review with the landscaper. It was stated that based on the discussions with Mr. Dewey the need to extend the irrigation to allow for changing some of the common areas to St. Augustine Grass may not be an issue after all. Mr. Flateau requested that Ms. Stewart research whether the District already has as extensive an irrigation system as the County will allow just in case it does become necessary at some point. Mr. Dewey stated that in 2006 the guidelines were revised to increase the irrigation system allowances, if a soil moisture sensor system is in place. A brief discussion ensued.

Ms. Stewart addressed concerns that she has discovered in doing her inspections of the ponds regarding spraying to control the torpedo grass that is leaving a brown ring around the ponds that could ultimately create erosion issues. It was stated that the most effective procedure would be to pull the grass out but it is not cost effective to use this procedure. A brief discussion ensued regarding cattails on the Littoral Shelf, the best time to do the aquatic planting, and conflicting opinions that exist.

Ms. Stewart stated that she would talk to the vendor regarding the issue of the cattails and her concerns with the current procedure for removing the torpedo grass. The Board indicated that it was receptive to doing what it takes to be environmentally responsive to ensure that the District meets proper guidelines and remains in compliance with the law. The Board would like to discuss these issues with Mr. Smith from American Ecosystems.

A brief discussion ensued regarding a repair that will be made to the new drainage structure.

B. District Counsel

Mr. Flateau stated that a hearing is scheduled in January to determine whether all of the parties are willing to go to trial to resolve the litigation issue. He stated that he will attend the hearing but does not feel that it is his job to approve anything without Board approval. A brief discussion ensued.

C. Operations Manager

Mr. Flateau stated that he asked that Mr. Hallberg and Greenbriar not attend tonight's meeting given that both parties have changed direction from last month's position of having to re-sod everything and are now proposing that everything be reseeded. He explained that he wanted the opportunity to discuss the options available to the District and establish an overall plan to meet the District's needs as opposed to merely rehashing the issues. The Board expressed concern with the current oversight system and the possibility that the District may be better off utilizing OLM rather than continuing with the service being provided by Rizzetta. The general consensus of the Board was that Mr. Hallberg does not possess the expertise to make recommendations to them or the contractor, nor does he understand the role that the District desires he have in this process. It is taking too long for items to be corrected and the report is not providing the information that it needs to effectively manage the landscaping. Mr. Flateau stated that OLM is willing to honor their price of \$1,500 a month to do their inspection and hold the contractor accountable by withholding a portion of the monthly fee for failed inspections. Mr. Brizendine confirmed that the contract with Greenbriar contains a provision allowing the District to utilize OLM at any point during the term of the contract. Mr. Flateau stated that he would like to have the verbiage changed in the contract to emphasize that the contract is with the District and not Rizzetta, as that appears to be one of the issues with Greenbriar. However, the change should not undermine the authority of the District Manger to facilitate that the necessary work product is obtained from Greenbriar. A recommendation was made that District Counsel review the proposed changes.

It was stated that given Mr. Hallberg's history with the District and vendor, the Board would prefer that another Rizzetta employee participate in the inspection process. Preferably it would be someone who possesses the necessary expertise to provide pertinent input when necessary. A request was made that the Supervisors attend the inspections on a quarterly basis for consistency purposes, but no formal decision was made regarding this recommendation.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved the agreement with OLM for oversight of the landscaping services at a cost of \$1,500 a month in substantial form and authorized the Chairman to execute it pending review by District Counsel for Ballantrae Community Development District.

The Board requested that all proposals for sod and seeding from Greenbriar be put on hold and a meeting scheduled between Mr. Dewey, Greenbriar and OLM to develop a detailed plan of action for each of the various areas of concern and explore potential future concerns. It was noted that the inspection scheduled on December 13, 2010 should be cancelled.

A brief discussion ensued regarding the need for an additional well and concerns with not receiving the requested additional bids. The Board decided to table this item pending the receipt of additional proposals and confirmation that the additional well is needed.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2011-03, Re-Aligning Officers

On a Motion by Mr. White, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved Resolution 2011-03, leaving the slate of officers the same as what was approved last month for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Minutes of the Landowners' Meeting on November 1, 2010

On a Motion by Mr. White, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the minutes of the Landowner's Meeting on November 1, 2010 for Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meetings held on November 1, 2010

The Board requested that additional dialogue be added to the minutes relating to the discussion on reseeded. It was decided to table any action on this item until next month.

A request was made to ascertain the response to the letter sent by District Counsel to the homeowner regarding the decorative landscaping and curbing installed on District Property or if anything was done regarding the resident who was dumping grass into the pond. A discussion was also held regarding ongoing correspondence from residents relating to a flooding issue that Ms. Stewart has investigated and found not to be a District issue. It was stated that the issue appears to be a builder issue and the residents are being encouraged to contact them for resolution.

EIGHTH ORDER OF BUSINESS

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

A request was made that a report be generated comparing the funds expended for landscaping services that includes contracted items and additional proposals generated from Ameriscape and Greenbriar.

On a Motion by Ms. Battistoni, seconded by Mr. White, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures for November totaling \$69,107.70 for Ballantrae Community Development District.

NINTH ORDER OF BUSINESS

Consideration of New Business

A brief discussion ensued regarding a request from a resident for the paint colors etc. so that she can paint the wall behind her home. It was decided to obtain a legal opinion on the matter from District Counsel prior to making a decision regarding the request.

Mr. Fletcher responded to questions regarding repairs that are needed to fences behind residential homes. It was stated that the fence behind 3703 Dukefirth has been repaired but the one behind 17908 Glennapp has not been. Mr. Brizendine stated that Duratek has gone out of business and another vendor will need to be contacted to complete that project. Mr. Fletcher stated that he would contact Saber Construction for a proposal.

A brief discussion ensued regarding the need to have the off-duty officers on site during January, February and March. It was decided to keep the patrols during vacation and holiday periods and retain the option of bringing them back if it is determined to be necessary. Mr. Flateau stated that the sheriff's office would need one week to re-implement the program, should the District decide that it was necessary.

Mr. Flateau inquired if the holiday lighting vendor had taken the pictures for the newsletter. He asked that they be obtained as soon as possible. Mr. White expressed dissatisfaction with the holiday lighting that was installed at the front entrance. It was stated that part of the issue is that the lighting on the tower is so bright that it is washing out the holiday lighting.

Mr. Flateau informed the Board that in researching the complaint of the resident regarding the tennis court repairs, the contractor states that the repairs were done correctly and they hope that they will be consider to complete the re-surfacing when approved in the future. The Board requested that Mr. Brizendine respond to the residents concerns.

TENTH ORDER OF BUSINESS

Other Staff Reports

A. Maintenance Manger

Mr. Fletcher inquired about the use of bounce houses on District property. A brief discussion ensued regarding obtaining certificates of liability and other concerns.

It was stated that the rental agreement states use of the clubhouse and restrooms, not the pool, playground, or common areas. Therefore, bounce houses are not allowed.

Mr. Fletcher requested that a windshield be purchased for the mule. The Board expressed their approval.

B. District Manager

Mr. Brizendine provided a brief update on the status of the Capital Improvement projects, stating that the painting is almost completed and the benches have been installed. He stated that he still obtaining pricing for the sidewalk and working with Ms. Battistoni on the fitness equipment. Mr. Fletcher stated the he will be purchasing and installing the mulch for the playground shortly.

Mr. Brizendine inquired if the Board had any desire to move the January meeting given its proximity to the holiday. The Board indicated that it would like to keep the meeting on the 3rd.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

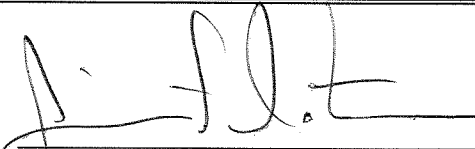
There were no Supervisor requests or audience comments.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Levy, seconded by Ms. Williams, with all in favor, the Board of Supervisors adjourned the meeting at 9:35 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman