

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, February 1, 2010 at 6:30 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.
Tonja Stewart	District Engineer, WilsonMiller, Inc. <i>(joined the meeting in progress)</i>
Bill Fletcher	Maintenance Manager
Shelly Koutras	Representative, Tampa Area Performance Swimming
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

**Presentation by Tampa Area Performance
Swimming**

Ms. Koutras provided a brief overview of the program offered by Tampa Area Performance Swimming and requested that the Board consider allowing them to begin a developmental class and swim team at the Ballantrae Clubhouse running from June 1st through the end of August; requiring a 3 day a week commitment of one hour each day with a minimum of 10 students. It was stated that they would like time in the evenings until school gets out on June 10th and would then like to move to mornings. She reviewed the costs of the program and stated that Ballantrae would be named as an insured party on their insurance policy.

A brief discussion ensued regarding fees, scheduling, advertising and pool usage. It was stated that the program would not need exclusive use of the pool, but would want exclusive use of the lanes.

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

On a Motion by Mr. White, seconded by Mr. Levy with all in favor, the Board of Supervisors approved use of the pool by Tampa Area Performance Swimming and authorized District Staff to negotiate the details of the agreement, as discussed, for Ballantrae Community Development District.

THIRD ORDER OF BUSINESS

District Engineer's Report

Ms. Stewart reviewed the permit requirements for wetland mitigation management and the findings from the United States Corp of Engineers. She recommended that the Board treat the wetlands with the goal of eradicating 100% of the nuisance and exotic vegetation. Ms. Stewart presented a proposal from Entrix for these services. A brief discussion ensued and the Board asked that Ms. Stewart obtain more proposals to include the possibility of eradicating a percentage of the vegetation every year and verify the language in the permit and report to ensure that the Board only authorizes what is mandated in the permit prior to taking any Board action on the matter.

Ms. Stewart briefly touched on the issues being raised by SWFWMD as a requirement for them to sign off on the permits for the mitigation areas, explaining that they feel the trees are not at the size they would like to see them. A brief discussion ensued regarding the proposal presented to address this issue. No Board action was taken.

Ms. Stewart stated that she has been in discussion with CRS Construction regarding making the necessary repairs outlined in the Structural Condition Report, but that they are unable to take on the work required at this time. A discussion ensued regarding the pros and cons for hiring a licensed and bonded contractor to perform the recommended repairs. Ms. Stewart estimated that the costs to make the repairs without including the roof would be less than \$5,000. It was stated that this would fall under the limit that can be approved by District Management so no Board action was necessary. The Board asked that Staff work with Mr. Fletcher to obtain proposals from other contractors for any repairs that he is unable to handle on his own.

Ms. Stewart also stated that the report talks about both horizontal and vertical property, which includes erosion issues. She stated that she has been doing research on erosion repairs and has been made aware of a firm using a new method to repair the types of erosion issues being seen in the community, that is supposed to be a permanent repair. She is currently looking at the companies references and may be testing them in another community. It was stated that she is unable to do a full blown inspection of the erosion issues until water levels drop, but she can complete the vertical inspection of the weirs, etc. prior to next month's meeting. Mr. Brizendine confirmed that her original estimate to complete the study would be sufficient and may even be less than the \$1,400 proposed.

Ms. Stewart led discussions on the proposed federal regulations for water quality standards, stating that it may mean that Districts are held more accountable for water quality in the future. She recommended initiating aquatic planting along the pond banks to assist in maintaining the quality of the water. The need to educate residents as to concerns with chemicals used on their lawns and runoff issues was also discussed.

(Ms. Stewart left the meeting.)

FOURTH ORDER OF BUSINESS

**Review of January Landscape
Maintenance Report**

Mr. Hallberg led discussions on the chart that he added to the report to track the findings each month and the status of issues needing correction. It was stated that there are a few trees in Cunningham that have erosion issues around them. A brief discussion ensued regarding the January report and why annuals were used at the monument as opposed to partial stones as originally proposed by Ameriscape and the future of the Magnolias.

Mr. Hallberg stated that he believes the Magnolias will survive with continued treatment. He stated that he has requested that Greenbriar submit some of the same proposals submitted by Ameriscape that were not completed, such as for the hose bibs etc. He also recommended that Greenbriar be asked to submit a proposal for next year's budget to redesign the landscaping at the front entrance.

Mr. Hallberg updated the Board on the status of the property on Duke Firth that appeared to have extended their yard into the wetlands, explaining that in researching the issue it appears that the area may actually be owned by the resident. He stated that a representative from SWFWMD would be meeting with him this week to inspect the area and would be addressing any issues with the resident rather than the District.

Mr. Hallberg left the meeting.

FIFTH ORDER OF BUSINESS

Update on Litigation Issues

Mr. Flateau sought and received confirmation that the costs outlined in the report on litigation costs included under fiscal year 09/10 represent actual costs for this year and not any carried over expenses incurred last year. Mr. Brizendine stated that the costs from Straley & Robin were estimated costs due to multiple services included on certain billings. It was stated that the District is well below the amount budgeted to cover litigation costs at this time.

SIXTH ORDER OF BUSINESS

**Update of Status of RFP for District
Management Services**

Mr. Brizendine stated that the proposals were received at Mr. Robin's office and the workshop is scheduled for February 22, 2010 at 6:30 p.m. He stated that copies of the proposals would be distributed immediately after the meeting.

Mr. Flateau recommended that the Board follow the same format for the workshop as is followed for regular meetings with the Board discussing the proposals prior to opening the floor up for audience comments and questions. The Board concurred. A request was made that the workshop and special meeting dates be placed on the website.

Mr. Flateau reminded the Board that the firms submitted proposals not bids and that the Board is not compelled to take the lowest proposal. He stated that District Counsel had informed him that any of the proposals could be discarded as long as there is a valid reason for doing so. It was stated that Mr. Robin would be in attendance at the workshop.

SEVENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting on January 4, 2010

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 January 4, 2010 for Ballantrae Community Development District.

Mr. Brizendine responded to a question about the status of collections from the tax collector, stating that the District has collected approximately 90% of the assessments.

EIGHTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for January

Staff responded to questions regarding various invoices.

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 January totaling \$64,906.47 for Ballantrae Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Old Business (if any)

The Board reviewed the current fee structure for renting the clubhouse for both residents and non-residents along with the Chairman's recommendation to reduce the fee for resident non-commercial evening rentals to coincide with the daily rate of \$25.00 for a block of four hours. The Board decided to schedule the public hearing on the matter for April 5th and to discuss the non-fee related policies at the next meeting for other possible revisions. It was stated that policy changes not related to fees do not require a public hearing. The Board asked that verbiage be include in the required advertisements noting that the recommendation is to decrease the fees.

On a Motion by Mr. Levy, seconded by Mr. White, with all in favor, the Board of Supervisors approved proposing a change in the fee for resident non-commercial evening rentals to coincide with the daily rate of \$25.00 for a block of four hours to be finalized following a public hearing on the matter on April 5, 2010 for Ballantrae Community Development District.

TENTH ORDER OF BUSINESS

Other Staff Reports

A. Maintenance Supervisor

Mr. Fletcher presented a proposal from Greenbriar to install hose bibs at a total of \$926. It was stated that the Board approved a not-to-exceed amount of \$900 at the last meeting, so it was brought back before the Board. The Board approved the additional \$26.

Mr. Fletcher presented proposals from Bay Area Fence to repair the fence around the tennis courts. One was to re-stretch the fence panels at \$870 and another to replace them at \$2,390. The Board opted to replace the fence panels.

A request was made to increase the limit on the debit card.

On a Motion by Ms. Battistoni, seconded by Mr. White, with all in favor, the Board of Supervisors authorized District Staff to increase the limit on the debit card to \$2,000 for Ballantrae Community Development District.

B. District Manager

Mr. Brizendine reviewed the financial status and summary report, stating that it provides a little more information than what is included in the monthly financial statement. He explained that it provides detailed information on your expenditures and revenues, as well as the budget year to date and projected balances for this fiscal year. The report also addresses the debt service payments.

A question was raised regarding why the expenditures for November do not match the total approved at the Board meeting last month. Mr. Brizendine stated he would verify with accounting that it includes accruals for contracted expenses that were not invoiced during that period. A brief discussion ensued regarding the report.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Discussions were held regarding the need to contact the sheriff to have the boat and minivan removed from District property, the need for another coat of paint on the bathroom walls, whether the boundary walls are going to be painted after the vines have been pulled off the walls, issues with maintenance of the boundary walls on the homeowner's side, the proposed County parking ordinance regarding vehicles blocking sidewalks in driveways, and holiday decorations. It was stated that the walls will not be cleared and ready for painting until fall and the parking ordinance is not expected to be approved.

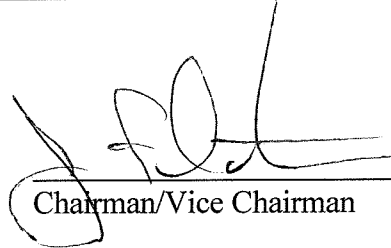
A resident requested that the storm water drains on Gianna Way and Cunningham Court be inspected as they appear to be clogged. Mr. Brizendine stated that he would have the drains inspected.

TWELFTH 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 9:20 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman