

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, April 5, 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
Richard Levy	Board Supervisor, Assistant Secretary
Steve White	Board Supervisor, Assistant Secretary <i>(via speakerphone)</i>

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Robert Cox	Financial Consultant, Rizzetta & Company, Inc.
Nils Hallberg	Operations Manager, Rizzetta & Company, Inc.
Tonja Stewart	District Engineer, WilsonMiller, Inc.
Bill Fletcher	Field Manager
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

**District Counsel and District Engineer's
Report**

Mr. Flateau stated that Mr. Robin was not asked to attend the meeting. However, there is a breakdown of the litigation expenses through February included in the agenda packet. He informed the Board that he had received correspondence from Mr. Robin indicating that there was nothing new to report regarding the legal action as they are still waiting on a court date. A brief discussion ensued.

Ms. Stewart addressed the Board regarding the aquatic planting program, stating that the current water level and conditions are optimum for planting. She stated that much of her feedback on the Cord Grass has been negative and she is now recommending substituting Golden Canna, which is less dormant and doesn't grow as tall. Ms. Stewart stated that in researching the issue she has discovered that some of the plants may need to be placed in different zones than her original plan indicates. She also stated that she will be substituting some of the Pickerel Weed for Arrowhead to provide some variety. The possibility of installing water lilies in the front two ponds was discussed, but not approved. It was stated that there may be some minor additional costs in maintaining the plants until they reach maturity to assist with survivability. Ms. Stewart asked if there was a Board member who would like to work with her and Mr. Toborg on finalizing the plan. Ms. Moseley volunteered to work with them on the project.

A discussion ensued regarding the need to educate residents regarding the purpose of the aquatic planting.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors accepted the proposal from WilsonMiller in the amount of \$22,000 for the installation of aquatic plants in and around the ponds for Ballantrae Community Development District.

Mr. Brizendine confirmed that there are three ponds that will need to be treated for cattails prior to installation of the new plants. Mr. Stewart stated that this would not create an issue as the entire process will take place over two or three months and those plants could be scheduled last.

Brief discussions were held regarding the wetland permit modifications and the violations to a conservation area noted by SWFWMD. It was stated that ACDE will be closing the file on the wetland permit issue and that no mitigation was being required. The Board thanked Ms. Stewart for her efforts in this matter.

Mr. Hallberg addressed the encroachment issue, stating that SWFWMD has agreed to his recommendations relating to the conservation area. He explained that the landscapers have already been instructed to move the mowing further west of the conservation area and he will be coordinating the surveying and re-establishment of the boundaries by the District Engineer with the posting of the "No Trespassing" signs by maintenance staff. Once this is complete the letters will be sent to the residents demanding that use of this area stop immediately. Once the issue has been resolved, pictures will be taken and sent to SWFWMD to confirm that the plan has been properly implanted. Mr. Fletcher was asked to obtain the signs in preparation of the work to be completed.

Ms. Stewart stated that the report from Bracken Engineering on the pools should have been included in their original report and was completed at no cost to the District. The Board requested that Mr. Fletcher complete the minor repairs noted in the report. There were no major issues noted.

(Ms. Stewart left the meeting.)

Characteristics

Mr. Cox made a presentation to the Board regarding bonds in general, addressing common terminology and types of bonds. He then addressed the bonds issued by the District, stating that should the District continue to follow the current amortization schedule the bonds would be paid off on November 1, 2035 and the debt assessments would drop off every ones tax bill. It was stated that residents have the option to pay off the debt on their property at any time and the District has the option after May 2014 to refund the bonds in full or in part. Mr. Cox explained that given the current economic times, refinancing the bonds is not an option for the District. He stated that even though interest rates are low in the housing market, bond market rates are much higher as many bond holders have gotten burned on some of the newer Districts.

A request was made that the Board be sent a copy of the presentation that was specific to Ballantrae, as well as the contact information for residents to obtain a pay off quote for the bonds.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting on March 1, 2010

Mr. Flateau requested that a formatting change be made to the information provided under the sixth order of business.

On a Motion by Ms. Battistoni, seconded by Ms. Moseley, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on March 1, 2010 as amended for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for March

Staff responded to questions regarding various invoices.

On a Motion by Ms. Battistoni, seconded by Mr. Levy, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures for March totaling \$57,532.32 for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Old Business

Mr. Flateau opened the public hearing on reducing the evening rental fee for non-commercial use by Ballantrae residents to coincide with the current daytime rate of \$25.00. He asked if there were any questions or concerns regarding the proposed change. There were none.

On a Motion by Ms. Moseley, seconded by Mr. Levy, with all in favor, the Board of Supervisors closed the Public Hearing on Reducing Evening Rental Fees for Ballantrae Community Development District.

A brief discussion ensued regarding changes requested to the table attached to the resolution and the order of the pages.

On a Motion by Ms. Battistoni, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved Resolution 2010-02, setting the rental fees for Ballantrae Community Development District.

Mr. Flateau mentioned that there were some items included in the budget that have not been purchased to date and he asked that management obtain prices for the benches and the picnic table at the gazebo and bring them back to the Board next month. A brief discussion was held regarding a resident request to create walking paths around some of the other ponds. It was decided to consider this request during the budget process.

Mr. Flateau addressed the issue of the District maintaining the boundary wall on the home owner's side. He asked if there is a five foot easement area that would allow access to the wall in question. The Board requested that District Staff obtain a price to make the necessary repairs.

Mr. Flateau provided a brief update on the HOA event being sponsored by Brighthouse, stating that all parties are in agreement with the expectations and concerns of the Board. He stated that Mr. Fletcher has volunteered to supervise the set up to ensure that everything is handled accordingly. Mr. Brizendine stated that he is still waiting on the insurance information from one of the vendors.

SEVENTH ORDER OF BUSINESS

Consideration of New Business

Board discussions were held regarding the need to establish an Audit Selection Committee to review proposals to select an auditing firm to complete the financial audits for fiscal years 2009/2010 through 2011/2012. Mr. Brizendine reviewed the statutes requiring the formation of the committee.

On a Motion by Mr. White, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors appointed itself as the Audit Selection Committee and set the first meeting on May 3, 2010 at 6:30 p.m. (or just prior to the regular meeting) at the Ballantrae Community Center, located at 17611 Mentmore Boulevard, Land O'Lakes, FL 34638 for Ballantrae Community Development District.

A discussion was also held regarding items that the Board and members of the general audience would like to see included in the budget for fiscal year 2010/2011. The following items were put forward: Installation of a kiddy pool / splash pool, installation of nature trails and/or fitness stations around the existing path, building an additional clubhouse, installing a sidewalk connecting Cunningham to Lintower, building a dog park, adding a parking area for resident owned commercial vehicles or for overflow parking, holiday lighting at the main entrance and along the main boulevard, installation of flood lights at the entrance, doggie stations along Ballantrae Boulevard, installation of a fence between Ballantrae and Suncoast on Lintower, and placing mulch or similar substance under the swings.

The Board requested that Staff ascertain if the HOA would even allow commercial vehicles to park within the community and what the liability issues might be before discussing the parking area further. The importance of completing the projects funded in this year's budget was noted, as well as maintaining assessments levels at the same level or less given the current economic times.

Mr. Brizendine presented proposals to remove the cattails in three ponds totaling \$26,200. Discussions were held regarding the services provided in the proposals and funding for the project. The need for treatments for new growth in the Straiton pond was also mentioned. It was stated that treatment of the Straiton pond would be part of the standard lake management contract with American Ecosystems.

On a Motion by Mr. Levy, seconded by Mr. White, with all in favor, the Board of Supervisors approved the proposals Ecological Consultants, Inc. totaling \$26,200 to remove cattails in ponds #15, #22 & #31 for Ballantrae Community Development District.

EIGHTH ORDER OF BUSINESS

Landscape Inspection Maintenance Report

Mr. Hallberg responded to Board questions regarding items noted in the report. Staff was asked to obtain a quote to turn the basketball post. Mr. Flateau requested that the report contain fewer pictures and more information regarding findings and when corrections are finalized. It was stated that it is hard to follow the summary report and know what items are current. The general consensus of the Board was to keep the pictures. Mr. Hallberg stated that he would reference page numbers in the summary going forward.

A request was made to have Greenbriar attend the next meeting to address the Board's concerns regarding their lack of response to maintenance issues. The Board decided not to approve any proposals that were submitted at this time.

NINTH ORDER OF BUSINESS

Other Staff Reports

A. Maintenance Supervisor

Mr. Fletcher presented proposals for the installation of a fence on the corner of Mentmore and Downan Point Drive to prevent vehicles from cutting through the area. The cost for a two rail vinyl fence is \$1,840 and a three rail vinyl fence is \$2,280. It was stated that this item would be considered as part of the budget process for next year.

Mr. Fletcher stated that the security cameras at the Straiton pool caught the youths throwing the chairs into the pool. He stated that he showed the teens the video of themselves in the act and explained to them that should the behavior continue trespassing charges would be forthcoming.

B. District Manager

Mr. Brizendine briefly reviewed the financial summary report and asked if the Board found the reports useful or would prefer that they not be done every month. The Board requested that the reports continue.

Mr. Brizendine stated that the agreement with Launch Tutorial Services has been signed. However, the insurance documentation has not been provided to date. The Board indicated that the program would be on hold until such time as the insurance information is provided.

Mr. Brizendine announced the upcoming elections, stating that the seats currently held by Mr. Levy and Mr. White would be filled by means of the general election and the seat held by Ms. Moseley would be filled through a Landowners election. It was noted that Mr. Flateau had prepared an informative article for the newsletter, addressing the election process.

TENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

A brief discussion ensued regarding the request by Tampa Area Swimming to hold a meet and greet at the pool, to hang a banner up announcing the program and send out an email blast to residents. The Board did not approve any type of banner or signage or sending out the emails, but indicated that it would be willing to allow her to rent the meeting room to hold a meet and greet and allow a small demonstration in the pool providing it did not restrict use of the pool by residents. It was stated that she would not be able to hand out fliers to individuals not attending the meet and greet. The Board requested that Ms. Koutras attend next months meeting to further discuss the issue.

Mr. White requested that District Management follow-up with District Counsel regarding the copyright for the website. A request was also made that the Board be provided with the new door code.

A brief discussion was held regarding painting the walls along the boulevard. Ms. Battistoni will work with Mr. Fletcher regarding selection of the paint.

Audience comments were entertained, with no Board actions being taken. It was stated that the majority of the requests were already noted in the monthly maintenance report.

A brief discussion was also held regarding the holiday schedule for the clubhouse and Mr. Fletcher. The Board agreed that the clubhouse would be closed on New Year's Day, Thanksgiving and Christmas and that Mr. Fletcher would continue to receive 10 paid holidays a year.

ELEVENTH ORDER OF BUSINESS

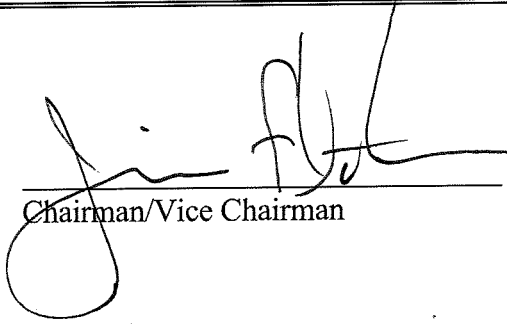
Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman