
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, June 7, 2010 at 6:35 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 <i>(joined the meeting in progress)</i>
Steve White	Board Supervisor, Assistant Secretary <i>(via speakerphone)</i>

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Nils Hallberg	Operations Manager, Rizzetta & Company, Inc.
Tonja Stewart	District Engineer, WilsonMiller, Inc.
Bill Fletcher	Field Manager
Artie Crouse	Representative, Greenbriar Landscaping, Inc.
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

Engineer's Report

Ms. Stewart provided a brief update on the Cunningham drainage issue. She recommended waiting until the rainy season so that she can determine the cause of the problem. Ms. Stewart stated that the elevations all look good. She stated that she would continue to monitor the situation with Mr. Fletcher.

Ms. Stewart confirmed that the aquatic plantings have been installed and are doing nicely. She did recommend that the littoral shelves where the cattails were removed wait until next year to be planted.

(The Board took a brief recess to allow the Audit Committee to meet at 6:40 p.m. The meeting reconvened at 6:47p.m.)

THIRD ORDER OF BUSINESS

District Counsel Report

Mr. Flateau stated that he spoke with Mr. Robin earlier in the day and was informed that that was nothing new to report at this time. Mr. Brizendine confirmed that there were no additional fees relating to the litigation this month.

FOURTH ORDER OF BUSINESS

Consideration of Landscape Related Proposals

Mr. Crouse presented the Board a proposal regarding the redesign of the main entrance totaling \$46,168 and explained what factors were included in developing the design. Mr. Hallberg recommended that the Blue Plumbago be replaced with the native Firebush or something that is hardier. He stated that he reviewed the design with Mr. Toborg, Rizzetta's landscape architecture, and he felt that the design was excellent. The Board reviewed pictures of the recommended plants and Mr. Crouse responded to Board concerns with the design and durability of the recommended plants. It was stated that the Ligustrum could be saved and used in other areas throughout the Community. A discussion was held regarding what it would take to bring the entrance back to its original condition rather than completely revamping the design given the other landscaping needs throughout the community. A recommendation was made that if the design were to be completed in stages, the best place to start would be the front section. It was decided to ask the contractor to come back to the Board next month with a cost to complete the sections of the project as discussed.

Discussions were held regarding proposals submitted in response to previous landscape reports.

<p>On a Motion by Mr. Levy seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved proposals to replace the Loropetalum totaling \$331.50 and to repair the drain totaling \$580.30 for Ballantrae Community Development District.</p>

Mr. Brizendine presented proposals to the Board relating to the current inspection report to remove the mound by the clubhouse and re-sod the area for \$875.00, to replace the Coontie Palms around the main pool for \$382.50, to replace the St. Augustine sod in the common area by the Basketball Courts for \$3,210.75, and to replace the Juniper with sod at the bus stop on Lintower. The following Board action was taken:

The Board tabled consideration of the proposals for sod and Juniper replacement pending receipt of a proposal to replace the St. Augustine sod with a more drought tolerant grass and a response from the School Board regarding any assistance that they might be able to provide in keeping the children out of the Juniper at the bus stop before any expenditure is made to replace it.

On a Motion by Mr. Levy, seconded by Ms. Moseley, with all in favor, the Board of Supervisors approved proposals to level the mound for \$875.00 and replace the Coontie Palms for \$382.50 for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Zumba Class for Teens

A resident addressed the Board regarding the possibility of offering a free Zumba class for the teens in the community during the summer. It was stated that Ms. Wells could work out the time for the class with Mr. Fletcher.

On a Motion by Ms. Moseley, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved allowing a free Zumba Class for teens as discussed for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Minutes of the Audit Committee Meeting on May 3, 2010

On a Motion by Ms. Moseley, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the minutes of the Audit Committee's meeting held on May 3, 2010 (as presented) for Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting on May 3, 2010

On a Motion by Ms. Moseley, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on May 3, 2010 (as presented) for Ballantrae Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for May

A brief discussion ensued regarding whether the Greenbriar invoices were in addition to their landscaping replacement contract. It was stated that the invoices were for budgeted expenses but are not part of the general landscaping contract.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures for May totaling \$49,951.37 for Ballantrae Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Old Business

Mr. Brizendine distributed a revised copy of the preliminary budget, stating the overall total did not change but that he adjusted some of the expenditure line items following a review by staff of the asset replacement schedule. Mr. Flateau led discussions regarding the items on the wish list of capital improvement items being considered by the Board. The following items were approved for inclusion in the budget: the inclusion of exercise stations along the fitness trail with a not-to-exceed amount of \$3,000, holiday lighting at the main entrance with a not-to-exceed amount of \$6,500, and obtaining a site plan for a potential second clubhouse and relocation of amenities (\$3,000). The Board reduced the amount of the TRIM line by \$12,500 and kept the total budget at \$1,049,116.

The Board requested that a lighting contractor be invited to attend the next meeting to discuss additional lighting at the tower and that Management research what needs to be done with the County to change the street signs to decorative signs.

Ms. Battistoni provided a brief overview of the process and procedure she has outlined in procuring proposals to paint the boundary walls. She explained the cost for materials for the three step process was \$15,000 and the other process would be about half that price, but not seal the cracks. She stated that she anticipates having proposals for the labor early next week.

Mr. White expressed concern with the amount of money included in unallocated reserves. He opined that specific projects should be listed separately in the final budget if given Board approval and not just left in a slush fund so to speak.

On a Motion by Ms. Battistoni, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved Resolution 2010-03, approving the Fiscal Year 2010/2011 Proposed Budget and Setting the public hearing on August 9, 2010 at 6:30 p.m. at the Ballantrae Community Center, located at 17611 Mentmore Boulevard, Land O'Lakes, FL 34638 for Ballantrae Community Development District.

A brief discussion ensued regarding the debt service and assessment table formats.

TENTH ORDER OF BUSINESS

Consideration of New Business

Mr. Flateau stated that the only new business being considered was the recommendation of the Audit Committee.

On a Motion by Ms. Battistoni, seconded by Ms. Moseley, with all in favor, the Board of Supervisors accepted the recommendation of the Audit Committee and accepted the proposal from Grau & Associates for auditing services for the next three fiscal years for Ballantrae Community Development District.

ELEVENTH ORDER OF BUSINESS

Other Staff Reports

A. Maintenance Manager

Mr. Fletcher requested permission from the Board to replace 6 table tops and 6 side tables for the pool at a cost of \$1,123. The Board expressed its agreement with the project, but did not make a formal motion.

B. District Manager

Mr. Brizendine reminded that Board that next week was the qualifying period for the general election in November.

Mr. Brizendine provided a brief update on the financial status of the District stating that the County has held its first run of the tax sale auctions and the District has collected \$875,000 of the \$899,000 placed on the tax roll. He stated that the District is still running under budget.

TWELFTH ORDER OF BUSINESS

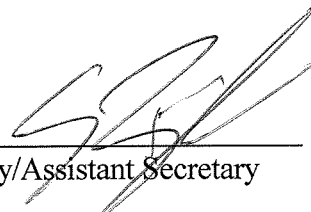
**Supervisor Requests and Audience
Comments**

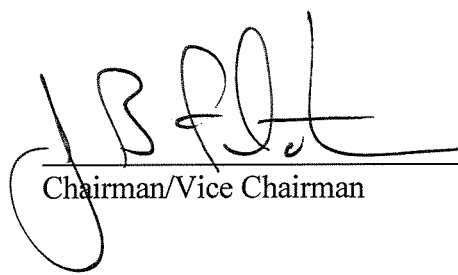
A brief discussion was held regarding the basketball goal and the tennis court nets.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Moseley, seconded by Mr. Levy, with all in favor, the Board of Supervisors adjourned the meeting at 9:49 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman