
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, July 12, 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

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Nils Hallberg	Operations Manager, Rizzetta & Company, 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

District Counsel and Engineer's Report

Mr. Flateau stated that District Counsel advised that there was nothing new to report regarding the pending litigation and no new associated costs.

Mr. Flateau stated the he spoke with Ms. Stewart regarding a wash out near Ballantrae Boulevard on the west side and she does not feel that it will be a major repair and she reported that it can probably be repaired for less than \$2,000.

Mr. Flateau reported that concerns with flooding in the backyard of the resident along Cunningham Court relates to the fact that the grading levels of the homeowners property are below the flood line. District elevation levels are where they should be; therefore it is not a District issue. She requested that the District allow access to the area so that the homeowners can make any necessary repairs. The Board concurred with granting the resident access to the area if needed.

THIRD ORDER OF BUSINESS

**Continued Discussion with Greenbriar
Regarding Landscape Enhancements**

A brief discussion was held regarding proposals for landscape enhancements at the main entrance and community entrances. Mr. Crouse reviewed the various options for the main entrance for the board, as well as the various entrances. It was noted that the proposal for Braemar was not included with the other village entrance proposals. Detailed discussions were held regarding the four options provided to enhance the main entrance. The Board decided to table action on this item as none of the proposals in and of themselves met what the Board was looking for. Revisions will be made to the proposals and brought back next month.

FOURTH ORDER OF BUSINESS

**Discussion on June Field Inspection
Report**

Mr. Hallberg reviewed the new format for the field inspection reports. Mr. Flateau expressed dissatisfaction with the format of the report being changed without consulting the Board and Mr. Hallberg explained how the new format addresses both current and previous findings, as well as recurring issues that the contractor needs to pay more attention to. He stated that the last page includes proposals that were requested to addresses the current issues.

A brief discussion ensued regarding the proposals to replace the sod and Juniper that is being damaged at the bus stop. Mr. Brizendine stated that the School Department offered to move the bus stop but they have no jurisdiction to tell the students where they can or cannot stand while waiting for the bus. A brief discussion ensued regarding other options that might endure the high traffic that occurs in this area. No Board action was taken.

Mr. Brizendine presented the various proposals requested as a result of the June field inspection and discussions were held regarding the need to move forward with each individual proposal. The following Board action was taken

On a Motion by Ms. Battistoni seconded by Ms. Moseley, with all in favor, the Board of Supervisors approved the proposal to install an under drain next to the basketball court totaling \$376.40, repairs to the tripping hazard at the volley ball Court totaling \$484.71, replacement of declining Gava Palm totaling \$176.00, removal of declining Loropetalum and Jasmine on the east side of the clubhouse and replace with Bahia sod totaling \$866.57, to replace the Bahia Sod from the North Entrance curb at Braemar to the speed limit sign totaling \$1,750, to add irrigation inside the planters at the front entrance totaling \$556.22 and authorized a not-to-exceed amount of \$7,000 to replace the sod on the north side of Cunningham for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Minutes of the Audit
Committee Meeting on June 7, 2010**

On a Motion by Ms. Battistoni, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the minutes of the Audit Committee's meeting held on June 7, 2010 (as presented) for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Meeting on June 7, 2010**

The Board requested that revisions be made to the minutes under both the 8th and 9th order of business. Mr. Brizendine confirmed that the revisions would be made.

On a Motion by Mr. Levy, seconded by Ms. Moseley, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on June 7, 2010 (as amended) for Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS

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

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 June totaling \$569,439.61 for Ballantrae Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Old Business

Discussions were held regarding the proposals received for painting the boundary walls and other projects discussed as possibly being included in the budget for next year. Ms. Battistoni provided a brief overview of the proposals received, explaining that they represent the labor costs only for the three step process that will extend the life of the paint to 8 to 12 years as opposed to the 6 to 10 years with the two step process. She stated that Certapro submitted a proposal for \$29,996, Tom Hayden submitted a proposal for \$47,960 and Avery Painting submitted a proposal for \$24,000. Ms. Battistoni stated that she was unable to obtain any recommendations for Avery Painting and was unable to get in contact with them to get a response to a question she had. A motion was made and seconded to approve Certapro as the painter. A brief discussion ensued regarding the best time to paint and when the vines would be off the walls. It was noted that Greenbriar has sprayed the vines; however, the vines are growing up over the walls from the residential side of the wall. It was decided to shoot for October to complete the project. Ms. Battistoni inquired about the possibility of including the village entrance walls and the exterior of the clubhouse and the motion was amended to set a not-to-exceed amount of \$52,000.

Mr. Flateau inquired whether it would be possible to allocate the funds out of the current year's budget for this project rather than including it in next year's budget. Mr. Brizendine stated that the budget could be amended to achieve that goal.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved Certapro to paint the boundary walls, village entrance walls and the exterior of the clubhouse with a not to exceed amount of \$52,000 for Ballantrae Community Development District.

NINTH ORDER OF BUSINESS

Ratification of Hiring Pool Monitors

Mr. Flateau stated that as soon as school got out the number of emails and phone calls that were received complaining about the language and behavior of the patrons at the pool, as well as the number of non-residents utilizing the pool, so he took the initiative to hire a pool monitor from 5:00 p.m. to 9:00 p.m. a few nights a week.

On a Motion by Ms. Moseley, seconded by Mr. Levy, with all in favor, the Board of Supervisors ratified the actions taken by the Chairman in hiring pool monitors from 5:00 p.m. to 9:00 p.m. after school ended for Ballantrae Community Development District.

Additional discussion ensued regarding continuing the position for the remainder of the summer, the expectations of the position, and the hours of coverage. The possibility of having a monitor from 1 p.m. to 9 p.m. until school starts on August 16th was put forward. However, the Board decided to leave the hours from 5 p.m. to 9 p.m.

TENTH ORDER OF BUSINESS

Discussion of Outstanding Budget Issues

Mr. Flateau led discussions on the wish list items proposed for inclusion in next year's budget; including landscape enhancements of the main entrance and village entrances, pool monitors for next summer, the ADA mulch for the playground, and the installation of a new sidewalk. He stated that all of these projects could be accomplished for approximately \$100,000 and that by adding the unallocated emergency funds line item and the TRIM line item the District has \$206,000 that could be divided in half to fund those capital improvements and still leaves \$100,000 in the unallocated emergency funds. It was decided to move the painting projects to the 2010/2011 budget and do the landscaping projects right now since the painting project can not be done until next fall anyway. Mr. Brizendine stated that he would revise the budget being presented at the public hearing to reflect the planned improvements. Mr. Flateau stated that by naming the improvements, the Board becomes obligated to complete the projects unless an emergency occurs above and beyond the \$100,000 included in the budget for emergencies.

ELEVENTH ORDER OF BUSINESS

Other Staff Reports

A. Maintenance Manager

Mr. Fletcher inquired about installing a gate access card system for Straiton to coincide with the one at the main pool. He also reported that the pump in well number six may be bad and that he has called a firm to come out and look at it. Mr. Fletcher stated that one of the columns at the entry to the clubhouse was damaged by Greenbriar and they will be covering the cost to repair.

B. District Manager

Mr. Brizendine reviewed the financial status of the District stating that most of the assessments have been collected and that the District is still running under budget. He informed the Board that the PACA membership dues were coming due if the Board wanted to continue to belong to this organization.

The Board indicated that it desired to continue the membership and Mr. Brizendine stated that he would submit the application and fee as needed.

Mr. Brizendine briefly reviewed the Fiscal Year 2008/2009 Financial audit stating that it included an unqualified opinion of the auditor, there were no significant findings in the management letter, and the auditor stated the financial statements were an accurate representation of the district's financial standing. He encouraged the Board to review the audit at its leisure and contact him with any questions.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors accepted the Fiscal Year 2008/2009 Financial Audit and authorized Staff to submit it to the appropriate governmental agencies for Ballantrae Community Development District.

Mr. Brizendine also informed the Board of two legislative changes made to Florida Statutes that affect CDD's. The first being the prompt payment act which deals with construction projects and becomes effective October 1, 2010 and would only impact the District if it were to decide to build a new clubhouse at a future date. He stated that the second change deals with bid thresholds. The bid threshold for maintenance projects are going from \$150,000 with an annual CPI adjustment to a flat \$195,000, which went into affect on July 1st.

TWELFTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

A brief discussion was held regarding requests being made by the Straiton Townhomes to either install crosswalks for Ballantrae Boulevard or elevated speed bumps to control the speed of vehicles in the pool area, repairs to the stop signs, permission for overnight parking at the clubhouse, the installation of a card access system for the clubhouse, and other various items. It was stated that both of the requests being made by Straiton would actually be HOA issues and not CDD ones. Mr. Flateau stated, that in speaking with the County regarding them, he was told that they would not accept payment from the CDD for the installation of the crosswalk or speed bumps even if the CDD did want to cover those expenses.

The Board agreed not to allow parking at the clubhouse and to include the funding for the card swipe system in the budget. A brief discussion ensued regarding posting "No Overnight Parking" signs at the clubhouse.

Mr. Flateau asked for authorization to exercise his discretion to allow individuals responsible for vandalism or criminal mischief to make restitution for damages or turn the matter over to the Sheriff's office. A brief discussion ensued and the following Board action was taken:

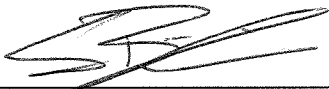
On a Motion by Mr. Levy, seconded by Ms. Moseley with all in favor, the Board of Supervisors authorized the Chairman to exercise his discretion to bring individual cases before the Board to determine whether an individual responsible for vandalism or criminal mischief will be allowed to make restitution for damages in lieu of having the case turned the matter over to the Sheriff's office with for Ballantrae Community Development District.

Mr. Brizendine stated that he has submitted a formal request to the County regarding the possibility of replacing the current street sign poles with decorative poles.

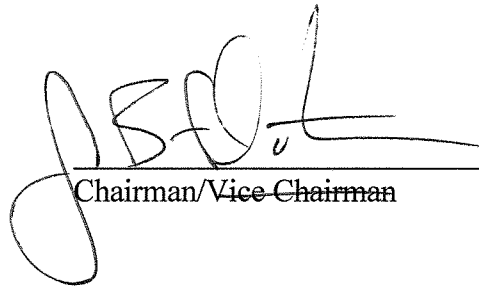
THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors adjourned the meeting at 9:10 p.m. for Ballantrae Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman