
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, August 9, 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.
Bill Fletcher	Field Manager
Joe Urban	Representative, Himes Electric

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

**Public Hearing on Fiscal Year 2010/2011
Budget**

Mr. Flateau opened the public hearing on the budget, stating that the Board would address its recommendations on the budget at this time and then would recess the hearing to see if any residents would join the meeting in progress and desire to provide comments to the Board prior to finalizing the budget. Following a brief discussion, the Board decided to change line item #119 to miscellaneous supplies rather than office supplies, changed #151 (Unallocated Emergency Reserves) to \$100,000 and line #154 (Capital Improvements) to \$119,021 to fund the projects approved by the Board for completion next year such as painting the boundary walls, village entrance walls, and clubhouse, the installation of a swipe card entrance at the Straiton pool, the installation of fitness stations along the nature trail, the installation of a sidewalk, holiday lighting at main entrance, pool monitoring during the summer, installation of ADA approved mulch at the playground, and to obtain a site plan for future expansion of District amenities.

A discussion was held regarding installing decorative light poles throughout the community. Mr. Brizendine stated that his conversations with the County indicated that while they would not pay for this project nor encourage the Board to explore this option, they might be willing to enter into an agreement with the District with the understanding that any future repairs or replacements needed would be completed with standard equipment. The Board asked that Mr. Brizendine continue to explore the matter with the County.

(Mr. Flateau called for a recess of the public hearing at 6:45 p.m. and reopened the regular meeting)

THIRD ORDER OF BUSINESS

Himes Electric Presentation on Lighting the Entry Tower

Mr. Urban provided an overview of the proposal to enhance the lighting at the entry tower as well as the improvements already made. The Board expressed its overall approval of the existing lighting with the exception of the fact that there is no light shining on the top of the tower and the signs should be lit up. Mr. Urban stated that he may be able to adjust the angle of the light to correct that issue and the proposed lights would address the sign issues.

On a Motion by Ms. Battistoni, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the proposal from Himes Electric to light the Entry Tower totaling \$2,230.60 for Ballantrae Community Development District.

FOURTH 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 noted that there were no new associated costs.

Mr. Flateau stated the he spoke with Ms. Stewart and she had informed him that she had nothing new to report.

FIFTH ORDER OF BUSINESS

Continued Discussion with Greenbriar Regarding Landscape Enhancements

A brief discussion was held regarding proposals for landscape enhancements at the community entrances that would require fewer annuals to be rotated in and out to look good. The Board indicated its satisfaction with the proposed enhancements to the village entrances with the exception of Castleway. It was decided to approve the proposals and authorize Ms. Moseley to work with Greenbriar and approve the final enhancements for the Castleway entrance.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved the proposal to enhance the landscaping at the six village entrances totaling \$16,358.50 and authorized Kelly Moseley to work with Greenbriar to finalize the enhancement at the entrance to Castleway as discussed for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

Discussion on Field Inspection Report

Mr. Fleteau led a brief discussion regarding concerns with the new format of the report, various findings noted in the report, and inconsistencies in holding the vendor responsible for damages caused by improper mowing. Issues with the number of aquatic plants that have died following pond treatments were also addressed. The Board requested that a report be obtained from American Ecosystems after any requested work has been completed and that monthly reports be included in the field inspection report. They also requested that Greenbriar be asked to replace the sod on the pond bank in Braemar. It was noted that Mr. Fleteau had authorized the removal of the Oak Tree in picture two during the inspection and it has not been completed to date.

Further discussions were held regarding the bus stop in Lintower and it was noted that the Board never approved confiscating any bikes left in the area until parents pick them up. A request was made that Mr. Hallberg revise the report and remove everything on page 15 that was not authorized by the Board.

The Board reviewed the proposals submitted by Greenbriar in response to requests noted in the inspection report and the following Board action was taken:

On a Motion by Ms. Battistoni, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the proposal to remove the Oak Tree in picture #2 of the July report totaling \$275.00 and to replace the St. Augustine Sod in the middle island at the main entrance and along Mentmore Blvd. beyond the school totaling \$2,547.50 for Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting on July 12, 2010

The Board requested that revisions be made to the minutes on pages 1 and 2. Mr. Brizendine confirmed that the revisions would be made.

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 July 12, 2010 (as amended) for Ballantrae Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for July

A brief discussion ensued regarding the invoices from Himes Electric, WilsonMiller, Inc. and a petty cash reimbursement made to Mr. Fletcher.

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 July totaling \$63,740.41 for Ballantrae Community Development District.

NINTH ORDER OF BUSINESS

Other Staff Reports

A. Maintenance Manager

Mr. Fletcher informed the Board that the card access system had been struck by lightning and subsequently repaired by A Total Solutions. Following a brief discussion, the Board requested that he obtain a proposal from Progress Energy to have a Zap Cap installed on the electrical meter to protect the system from future lightning strikes and bring it back to the Board next month.

Mr. Fletcher reported that he had received a complaint from a resident regarding Sand Hornets at the Volleyball Court. He presented a proposal from Tropicare Pest Control to treat the play area, pool area and clubhouse on a monthly basis at a cost of \$40.00 a month. He stated that the company would also provide an annual treatment for Fire Ants at a cost of \$325 with a one year warranty. The following Board action was taken:

On a Motion by Ms. Moseley, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved the proposal from Tropicare Pest Control to treat the play area, pool area and clubhouse on a monthly basis at a cost of \$40.00 a month and for a one time Fire Ant Treatment at the clubhouse at a cost of \$325 for Ballantrae Community Development District.

B. District Manager

Mr. Brizendine stated that an additional \$12,000 has been collected in assessment revenue due to late fees, etc. and the District is still running under budget. He stated that he would contact the County again regarding the decorative light poles and street signs.

TENTH ORDER OF BUSINESS

Fiscal Year 2010/2011 Meeting Schedule

Mr. Fleteau led discussions on setting the meeting schedule for the next fiscal year. He read the dates into the record, recommending that the meetings for the months of July, August, and September be moved to the second Monday of the month to avoid conflicts with holidays and to accommodate the statutory requirements of the budget process. Mr. Brizendine confirmed that the Board wanted to continue to hold the meetings at 6:30 p.m.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved Resolution 2010-04, Setting the meeting schedule for fiscal year 2010/2011 as the 1st Monday of each month (with the exception of the months of July, August, and September, which will be held on the 2nd Monday) 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.

ELEVENTH ORDER OF BUSINESS
Budget

Continued Public Hearing on the

(Mr. Fleteau reconvened the public hearing on the budget with all those in attendance at the onset of the meeting still in attendance.)

Mr. Flateau noted that there were no audience members in attendance and closed the public hearing.

On a Motion by Ms. Battistoni, seconded by Ms. Moseley, with all in favor, the Board of Supervisors approved Resolution 2010-05 Adopting the Fiscal Year 2010/2011 final budgets totaling \$1,584,436.90 plus early payment and collection costs for Ballantrae Community Development District.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved Resolution 2010-06, Imposing assessments and certifying the assessment roll for Ballantrae Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments


A brief discussion was held regarding the condition of the tennis courts and a request was made for Staff to request an inspection be made by Welch Courts to determine why the courts are bubbling and assess the overall condition of both the tennis and basketball courts.

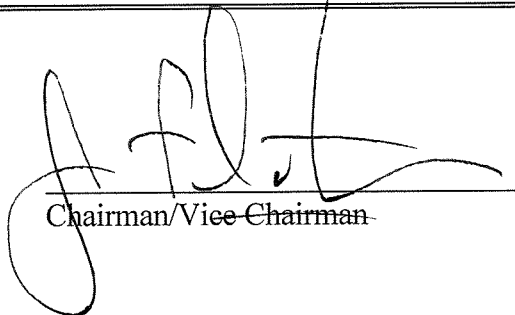
A brief discussion was held regarding any assistance the School Board might have regarding the damage students are causing to landscaping at the bus stop. He reported that the School Board indicated that they would be willing to inform the kids that they are not to trample on the landscaping and provide addresses for the students using the bus stop so that the District could send out a letter.

THIRTEENTH 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 8:08 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman