

**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, September 13, 2010 at 6:31 p.m.** at the Ballantrae Community Center, located at 17611 Mentmore Boulevard, Land O'Lakes, FL 34638.

Present and constituting a quorum:

James Flateau	<b>Board Supervisor, Chairman</b>
Amanda Battistoni	<b>Board Supervisor, Vice Chairman</b>
Steve White	<b>Board Supervisor, Assistant Secretary</b>
Richard Levy	<b>Board Supervisor, Assistant Secretary</b>
Kelly Moseley	<b>Board Supervisor, Assistant Secretary</b>
	<i>(joined the meeting in progress.)</i>

Also present were:

Scott Brizendine	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Nils Hallberg	<b>Field Operations Manager, Rizzetta &amp; Company, Inc.</b>

**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  
Reports**

It was noted that neither District Counsel nor District Engineer had anything to report to the Board and were therefore not in attendance. Mr. Flateau stated that there were no new expenses relating to the pending litigation.

**THIRD ORDER OF BUSINESS**

**Continued Discussion with Greenbriar  
Regarding Enhancements**

Mr. Brizendine stated that Ms. Moseley met with Greenbriar regarding the entrance at Castleway and approved a modified proposal. He stated that the enhancements at all of the entrances have been completed.

*(Ms. Moseley joined the meeting in progress.)*

**FOURTH ORDER OF BUSINESS**

**Discussion on Field Inspection Report**

Mr. Hallberg stated that he called Greenbriar regarding trimming the Coleus at the very front entrance and to addressing the new Loropetalum as it appears to be struggling. He stated that they will be on property to address those concerns. He noted that all of the issues mentioned in the report have been addressed.

A brief discussion ensued regarding irrigation issues with the sprinklers coming on when it is raining and the need to determine if the sensors are working properly. It was also noted the grass in Ayshire is full of Clover and should be replaced. A brief discussion ensued regarding the funds that were included in the budget for sod replacement. The Board requested that a proposal be obtained to replace the sod in Ayshire.

The Board reviewed the schedule for meeting with Mr. Hallberg and the landscape contractor to complete the monthly inspections on the third Monday of the month.

Mr. Hallberg presented proposals submitted by Greenbriar in response to requests noted in the inspection report and the following Board action was taken:

On a Motion by Mr. White seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved the proposal to repair the washout in Lintower for \$75.00, the proposal to remove two oak trees behind Sand Gate that were planted too close to the pond \$225.00, and the proposal to replace the Loropetalum in Ayshire for \$204.00 for Ballantrae Community Development District.

Ms. Moseley stated that she had not met with Greenbriar regarding the enhancements for the front entrances to date, but would try to have something to bring to the Board next month.

A brief discussion was held regarding the condition of the ponds. The Board requested that American Ecosystems be asked to attend the next meeting, as well as the District Engineer to discuss the aquatic planting program.

District Staff was asked to determine if the curbing near the sidewalk by the homes near the Gazebo is on District Property.

A brief discussion ensued regarding a request from a resident to have the inside of the boundary walls painted. It was noted that there are numerous issues with exploring this request. The Board agreed that it would consider this item during the 2012 budget discussions.

**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting on August 9, 2010**

A request was made that the minutes reflect that Mr. Flateau recessed the public hearing and continued with the regular Board meeting.

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 August 9, 2010 as discussed for Ballantrae Community Development District.

**SIXTH ORDER OF BUSINESS**

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

Mr. White requested that he be provided with a general ledger detail of the expenses.

On a Motion by Ms. Battistoni, seconded by Mr. White, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures for August totaling \$74,184.21 for Ballantrae Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal to Install Zap Cap on Electrical Meter at Clubhouse**

It was noted that Progress Energy had provided a proposal for \$5,000.

On a Motion by Ms. Battistoni, seconded by Ms. Moseley, with all in favor, the Board of Supervisors approved the proposal from Himes Electric to install a three phase surge protector totaling \$355.00 for Ballantrae Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Update on Condition of Tennis and Basketball Courts**

Mr. Brizendine stated that Welch submitted a proposal to repair the cracks on the courts for \$600.00. He stated that other proposals were received including ones to resurface the courts. He noted that the cost to resurface the courts was included in the capital improvement plan and tentatively scheduled in 2 years. A brief discussion ensued and the Board requested that District Management review the warranty prior to having the work completed.

On a Motion by Mr. White, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the proposal from Welch to repair the courts totaling \$600.00 if the damage is not covered under warranty as discussed for Ballantrae Community Development District.

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**NINTH ORDER OF BUSINESS**

**Other Staff Reports**

A. Maintenance Manager  
Not present.

B. District Manager

Mr. Brizendine stated that the District is still projecting to be under budget and has collected additional funds due to late fees and interest based on tax certificate sales. It was noted that additional funding should be forthcoming as foreclosures are settled.

Mr. Brizendine reviewed proposals to replace the street signs and poles with decorative signs and poles ranging from \$30,750.00 to \$52,800.00, plus an additional \$3,100 to remove the old poles and signs and install the new ones. He stated that he wanted to give the Board an idea of the cost for this project before he followed up with the County regarding the Board's request given that these are County roads and the County already indicated that it would not cover the expense of the conversion. Plus any damaged poles/signs would be replaced with the standard FDOT signs. A brief discussion ensued.

Mr. Flateau led discussions regarding the documents relating to the Landowner's election. He stated that resident's requesting their name be placed on the ballot will be included on the ballot if received prior to September 20, 2010. Concerns were expressed regarding the verbiage included in the instructions and proxy. Mr. Brizendine explained that the forms address the Florida Statutes' requirements. The Board requested that revisions be made simplifying the instructions for residents without out all of the legal terminology that can be confusing.

Mr. Brizendine presented proposals for holiday lighting from Tropical Holiday Lighting for \$6,000 to do the front entrance, village entrances, and clubhouse and one from Trimmers just to do the front entrance at \$6,000. He stated that \$6,500 was budgeted. It was stated that Trimmers uses LED lights. A request was made to obtain a proposal from Tropical Lighting that includes LED lighting and one from Trimmers to adding the clubhouse and village entrances. It was decided that both firms would be invited to attend the next meeting.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

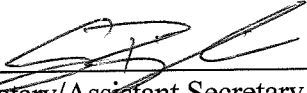
Discussions were held regarding the color selection for the boundary walls, removal of the vines on the inside of the walls in common areas, a completion date for installation of the remaining benches, the installation of a garbage can with lid at the Ayshire Gazebo (that is bolted down) and issues with an off-duty officer and an incident that occurred leading to charges being brought against non-resident youth. It was stated that the initial estimate to paint the walls included the back side of the walls on District property. Mr. Flateau asked that this be confirmed prior to authorizing the painting of the back of the walls.

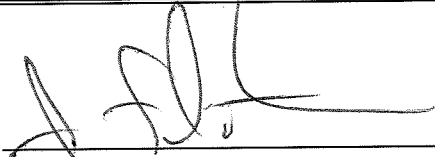
Audience comments were entertained about recycling.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Levy, seconded by Mr. White, with all in favor, the Board of Supervisors adjourned the meeting at 7:50 p.m. for Ballantrae Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman