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**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, January 3, 2011 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	<b>Board Supervisor, Chairman</b>
Steve White	<b>Board Supervisor, Assistant Secretary</b>
Jenny Williams	<b>Board Supervisor, Assistant Secretary</b>
Amanda Battistoni	<b>Board Supervisor, Vice Chairman</b> <i>(joined the meeting in progress)</i>
Rich Levy	<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>
Bill Fletcher	<b>Field Manager</b>
Paul Woods	<b>Representative, OLM</b>
Artie Crouse	<b>Representative, Greenbriar Landscaping</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**

**Vendor Discussions**

Mr. Woods reviewed the process used by OLM in completing their monthly inspections, stating that they hold the landscaper accountable by withholding payment for poor inspections. He stated that Greenbriar is familiar with the process and what OLM will be expecting from them to bring the landscaping up to the standards the Board expects. He responded to Board questions, stating that there would not be a representative from OLM present at the monthly Board meetings, but they will be forwarding the report onto the Board each month. Mr. Woods stated that the report is the tracking mechanism that the Board is looking for as it contains a carryover line that is worth 10 points each month. He stated that 87% is the minimum passing score.

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

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Mr. Flateau addressed the Boards concerns and expectations, emphasizing that the Board is looking to them to meet the needs of the District, while limiting surprise expenses and helping the Board to accurately budget for future needs. He stated that the Board met with Chris Dewey from the Pasco County Extension regarding options that are available to address the large areas of Bahia that are thinning or bare by utilizing hydro-seeding, over-seeding, allowing the Bahia to grow enough to reseed, as well as changing from Pensacola to Argentine strands, as opposed to just doing a blanket re-sodding. He requested that OLM and Greenbriar meet with Mr. Dewey and come up with a plan on how to bring the areas of concern back up to acceptable standards and present it to the Board at the March meeting. A brief discussion was held regarding keeping the inspections on the second Monday of each month at 9:00 a.m. and continue rotating the schedule of Supervisors attending the inspections.

*(Mr. Wood and Mr. Crouse left the meeting.)*

It was stated that Mr. Smith from American Ecosystems is ill and therefore unable to attend tonight's meeting, but will provide the Board with an update next month.

**THIRD ORDER OF BUSINESS**

**District Counsel & Engineer Reports**

A. District Counsel

Mr. Flateau stated that there was nothing new to report at this time regarding the litigation. He stated that he and Mr. Brizendine would be attending the hearing later this month. He confirmed that he would not be committing the Board to anything during this meeting, but merely bringing any items requiring action back for Board approval.

Mr. Brizendine stated that a letter was mailed on December 28<sup>th</sup> to the resident with landscaping and decorative curbing that encroached onto District property giving them 30-days to remove the landscaping and curbing.

B. District Engineer

No report.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors' Meetings held on  
November 1, 2010**

Mr. Brizendine informed the Board of some minor changes that were made to the minutes.

<p>On a Motion by Ms. Battistoni, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on November 1, 2010 for Ballantrae Community Development District.</p>
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**FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors' Meetings held on  
December 6, 2010**

Mr. Flateau requested that the minutes reflect that the Board expressed its approval for Mr. Fletcher to purchase a windshield for the Mule.

On a Motion by Mr. White, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on December 6, 2010 as amended for Ballantrae Community Development District.

**SIXTH ORDER OF BUSINESS**

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

A brief discussion ensued regarding the invoice from Cornerstone Hardscaping.

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 December totaling \$41,587.20 for Ballantrae Community Development District.

A brief discussion was held regarding the timing for removing the Holiday lighting.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Old Business**

Mr. Brizendine informed the Board that Greenbriar did not specify the depth of the well and without it he is unable to obtain additional quotes. Following a brief discussion, the Board requested the Mr. Fletcher confirm the damage to the well casing prior to requesting other proposals. Mr. Brizendine will provide Mr. Fletcher with a listing of the companies to contact.

**EIGHTH ORDER OF BUSINESS**

**Consideration of New Business**

Ms. Battistoni presented a proposal from Certa Pro to sand and paint the front gate at \$250, stain and seal the entry to the pool deck at \$835, and the strip and paint the two tower doors at \$200 each for a total of \$1,485. She also stated that they submitted a proposal for approximately 1,600 linear ft of wall that was noted as potentially needing another coat of paint during the final inspection for \$3,900. A brief discussion ensued regarding why the vendor would not be covering this expense. It was stated that the issue relates to water damage from sprinklers going off before the paint dried. Ms. Battistoni stated that she was not confident that applying another coat of paint to the areas in question would resolve the issue. A brief discussion ensued regarding whether the project came in above or under budget. It was stated that it was \$3,500 more than what was budgeted for the project. A question was raised as to whether the gate was included in the original painting proposal. It was stated that if the gate was not included in the original proposal, Mr. Fletcher could handle the front gate.

On a Motion by Ms. Williams, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved the proposal from Certa Pro to strip and Paint the tower doors at a cost of \$200 each for Ballantrae Community Development District.

**NINTH ORDER OF BUSINESS**

**Other Staff Reports**

**A. Maintenance Manger**

Mr. Fletcher reported that the repairs to the privacy wall on Glenapp have been completed.

A brief discussion ensued regarding not giving the paint names and numbers that were used to paint the privacy walls to residents interested in painting the residential side of the walls until the Board decides how it should be handled.

Mr. Fletcher inquired about the Board's plan to install the gate entry system at Straiton. The possibility of going to picture ID's was put forward to improve the overall security as the current system makes it too easy to just share cards. Mr. White offered to work with Mr. Fletcher to ascertain the cost to transfer to a picture ID card and to determine what is needed to complete the installation at Straiton. Mr. Brizendine stated that he would contact Brighthouse to see if an additional line would need to be set up. A brief discussion ensued.

*(Mr. Levy joined the meeting.)*

A question was raised regarding the possibility of installing mats for the swing sets rather than the ADA approved mulch. The general consensus was that the mats would be stolen if not staked to the ground.

Mr. Fletcher informed the Board that the District now has a blanket permit to call the trapper for alligator control. It was stated that the permit is good for five years or 100 alligators that are at least 4 feet long. A brief discussion ensued.

**B. District Manager**

Mr. Brizendine informed the Board that the District has received \$809,000 of the \$899,000 placed on the tax roll or 90% of the anticipated funds. He stated that the District is currently running under budget, but could end up being over for the year depending on what the actual landscaping expense comes to.

A brief discussion was held regarding resident's dumping grass into the pond in Cunningham that was noted in the Field Report a few months ago. It was stated that Mr. Hallberg was supposed to get with American Ecosystems for a pond by pond report.

Mr. Brizendine provided a brief update on the status of pending Capital Improvement Projects, stating that he was continuing to work with Ms. Battistoni on the fitness trail equipment. A brief discussion ensued regarding obtaining proposals for the sidewalk.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

A request was made for a trash can to be installed at the tennis courts and Mr. Fletcher stated that he would take care of it.

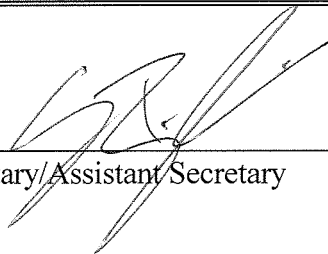
A brief discussion ensued regarding the financial comparison that was completed on the past and current landscapers. It was stated that landscaping costs from Greenbriar are close to what was expended by Ameriscape.

The Board confirmed for a resident that bounce houses are not allowed by homeowners and provided a brief explanation of the reason for this Board decision.

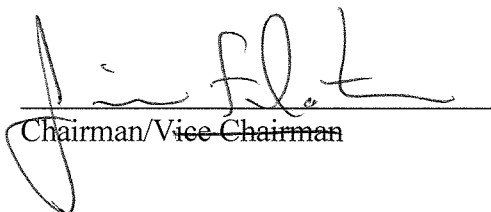
**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Battistoni, seconded by Ms. Williams, with all in favor, the Board of Supervisors adjourned the meeting at 8:15 p.m. for Ballantrae Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman