
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, November 7, 2011 at 6:32 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
Steve White	Board Supervisor, Assistant Secretary <i>(via speakerphone)</i>
Jenny Williams	Board Supervisor, Assistant Secretary
Rich Levy	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Tonja Stewart	District Engineer, WilsonMiller Stantec
Bill Fletcher	Field Manager
Jerimy O'Neal	Representative, Greenbriar Landscaping
Dennis Smith	Representative, Greenbriar Landscaping
Paul Woods	Representative, OLM

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

**Community Request to Utilize Clubhouse
for Odyssey of the Mind Meetings**

The Board entertained a request to use the clubhouse to hold meetings for a group of students from Oakstead Elementary participating in the Odyssey of the Mind Program. It was stated that there are students residing in Ballantrae that participate in the program. A brief discussion ensued regarding the purpose of the organization and the time frame that the group would need the room.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved the request to hold meetings for the Odyssey of the Mind Program at the clubhouse Thursday evenings from 5:30 p.m. to 7:00 p.m. through March 10, 2012 for Ballantrae Community Development District.

THIRD ORDER OF BUSINESS

District Engineer

Ms. Stewart led discussions on the condition of the ponds stating that Tony Smith was unable to attend tonight's meeting. She addressed statements that were made that American Ecosystems claimed to be unable to treat the pond by the townhomes for algae because the Clubbrush is too thick. She noted that they were directed to lift the boats over the vegetation to get to the ponds and it was treated last Friday. A brief discussion ensued regarding issues with letting the Clubbrush get so thick and a request was made that it be thinned out. Ms. Stewart noted that Mr. Smith would not thin out the plants without specific direction from the Board. Mr. Plateau requested that a walk-through be scheduled with himself, Mr. Smith, Ms. Stewart and Mr. Brizendine before the next meeting to discuss the matter.

Ms. Stewart informed the Board that the Torpedo Grass along the pond in Cunningham would be hand removed this week at no expense to the District.

A brief discussion was held regarding obtaining a letter from the mulch distributor certifying that the mulch purchased meets all ADA requirements. Ms. Stewart recommended that the depth of the mulch be certified as well before the March 2012 compliance deadline.

(Ms. Stewart left the meeting)

FOURTH ORDER OF BUSINESS

Discussion on Landscaping Issues

Mr. Smith and Mr. O'Neal from Greenbriar addressed the Board's concerns with landscaping issues and the last two failed inspections. They expressed sincerity in their commitment to bring the landscaping back up to the standards the Board is seeking. Mr. Smith stated that he felt Mr. O' Neal was a much better fit for the community than Mr. Crouse was and that he was confident in his ability to get the work done. The Board indicated its appreciation for the fact that Mr. O' Neal listens to what the Board has to say and actually took notes during the last inspection.

A brief discussion was held regarding the November inspection; with Mr. Smith expressing his opinion that his company should not have been held accountable for the fungus in the grass as there is no preventive maintenance plan in the contract and they did react to the condition once observed. The Board and Mr. Woods responded to comments made by Mr. Smith regarding his objections to the failed inspection. Mr. Woods from OLM disagreed with his comments, stating that Greenbriar is responsible for every aspect of the landscaping and many of the findings were repeat items such as the fungal disease and the fire ant issues.

The issues with the hydro-seeding project were discussed. Mr. Smith stated that the project was not handled appropriately and his firm would be re-doing it in the Spring.

FIFTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on October 3, 2011

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 October 3, 2011 as presented for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for September

A brief discussion ensued regarding a few invoices and the process that must be followed to withhold payment from Greenbriar.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures paid for the period of September 1-30, 2011 totaling \$49,378.36 for Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS

Status of Welcome Signs for Mentmore Boulevard

Ms. Battistoni stated that she is working on the signs, but is not ready to present anything to the Board at this time. The Board tabled discussion until next month's meeting.

EIGHTH ORDER OF BUSINESS

New Business

Mr. Flateau informed the Board of a rash of burglaries in Cunningham and an email notice that he sent out to residents within that community informing them of the incidents. He stated that he received a request from one of the residents to install security cameras at all of the village entrances. He stated that he asked Mr. Fletcher to start researching options for the Board to consider at a later date. A brief discussion ensued with the general consensus being that it makes sense to explore the options at this time.

NINTH ORDER OF BUSINESS

Staff Reports

A. Field Manager

Mr. Fletcher stated that the holiday lighting has been installed and the garland, etc. will be installed soon. He stated that there was a minor issue with the front fountain that has been repaired.

A brief discussion ensued regarding the status of the pool lifts. Mr. Brizendine stated that they have been ordered. He also stated that it is his understanding that Ms. Stewart has made the request to obtain a credit on the portable lift, but she has not received a definitive answer on that request.

B. District Manager

Mr. Brizendine sought Board direction regarding the October invoice for landscaping. He explained that based on the October inspection the Board has the option to withhold 25% of the payment. A brief discussion ensued regarding issues with the timing of the inspections and the limited time being allotted for the vendor to address the deficiencies between the inspection and the time that the Board meets to discuss them. Mr. Flateau opined that the vendor deserves an opportunity to dispute the findings in the report before the Board withholds payment. The Board concurred.

On a Motion by Mr. White, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved withholding the 25% performance payment for October landscaping services for Ballantrae Community Development District.

Mr. Brizendine inquired how the Board wanted to handle the November inspection.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved withholding the 25% performance payment for the November failed inspection for Ballantrae Community Development District.

Mr. Brizendine reviewed the chart that was emailed out to the Board regarding the movement of the funds into the various accounts as directed by the Board. Mr. White expressed his apprehensiveness on the matter, but indicated that he would hold off on commenting until all of the funds have been moved.

TENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

A brief discussion ensued regarding the timing for soundproofing the clubhouse. It was stated that the project was put on hold until after the first of the fiscal year. It was further stated that it would make sense to hold off on this project until the Board is ready to move forward on the new clubhouse project.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Williams, seconded by Mr. Levy, with all in favor, the Board of Supervisors adjourned the meeting at 8:05 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman