
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, December 5, 2011 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	Board Supervisor, Chairman
Jenny Williams	Board Supervisor, Assistant Secretary
Rich Levy	Board Supervisor, Assistant Secretary
Steve White	Board Supervisor, Assistant Secretary <i>(via speakerphone)</i>

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Tonja Stewart	District Engineer, WilsonMiller Stantec
Bill Fletcher	Field Manager
Tony Smith	Representative, American Ecosystems

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

Discussion with American Ecosystems

Mr. Smith reviewed the findings from the inspection conducted last month and addressed the concerns noted with the pond behind the Moseley residence on Castleway, the area between the two ponds on Ayrshire, the removal of the dead Torpedo Grass, and the need to plant the Littoral shelves where the cattails were removed a couple of years ago. He stated that the aquatic plants that were planted are thriving and water quality has improved in the ponds where the plants were installed. Ms. Stewart stated that there is an inflow structure between the ponds in Ayrshire that needs to be tested. Mr. Smith recommended removing some sod and planting Pickerel Weed in the area. The Board requested that proposals for the recommended projects be available for review at the February meeting.

A brief discussion ensued regarding thinning out the Club Grass along a pond to the West of Ballantrae Blvd. to allow access to the pond for fishing. It was stated that the plants can be harvested in the Spring in sections to allow access in various places along the pond bank. Mr. Smith stated that there are a few ponds where algae blooms continue to be an issue, but most of them are the ones where the Littoral Shelves have not been planted.

(Mr. Smith left the meeting.)

THIRD ORDER OF BUSINESS

Resident Request to Utilize Clubhouse for Foreclosure Seminar

A resident requested use of the clubhouse to hold a free seminar providing information relating to foreclosures. He explained that there will be title companies, attorneys, short sale specialists, etc. explaining the options property owners have who are facing this type of issue. Following a brief discussion, it was decided that since there is no fee charged to attend the seminar, it would be appropriate to charge the residential fee for use of the clubhouse.

On a Motion by Mr. Levy, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved use of the clubhouse by Strategic Investment Seminars at the residential rate of \$25.00 as it is a non-profit organization for Ballantrae Community Development District.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Not present

B. District Engineer

Ms. Stewart informed the Board that she would be requesting that a Ground Penetrating Radar inspection be performed on the pond behind the Moseley residence in the Spring to determine why it is not holding water. A brief discussion ensued.

Ms. Stewart stated that water levels are still too high to inspect the weir at the end of Ballantrae Boulevard.

(Ms. Stewart left the meeting)

FIFTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on November 7, 2011

On a Motion by Mr. White, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on November 7, 2011 as presented for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

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

A brief discussion ensued regarding the invoice for the preparation of the assessment roll prep and continuing the off duty officer details. It was noted that the invoice for Greenbriar was not received in time to process that month.

On a Motion by Mr. Levy, seconded by Ms. Williams, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures paid for the period of September 1-30, 2011 totaling \$33,064.09 for Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS

**Status of Welcome Signs for Mentmore
Boulevard**

Mr. Fletcher stated that Ms. Battistoni passed this project on to him and he has made several phone calls, but does not have anything definitive for the Board at this time. Mr. Flateau stated that he has not heard back from the County regarding authorization to install the signs yet either.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposals to install
Security Cameras at the Village
Entrances**

Mr. Fletcher stated that he contacted DCSI regarding the Board's request to install the security cameras and license plate readers and was told that this would be an expensive proposition. He stated that DCSI recommended that license plate readers only be installed at locations where vehicles pass to exit the community, with regular cameras at each of the village entrances. A request was made to have DCSI prepare a proposal and attend the next meeting to answer the Board's questions.

A brief discussion ensued regarding talking with other communities that have similar systems. Mr. Brizendine stated that both Meadow Pointe III and Meadow Pointe IV utilize security cameras and license plate readers at each of the gates and the systems have already paid for themselves. He offered to send the Board a copy of a video from Meadow Pointe IV when a resident drove through one of the gates, so they can see the quality of the pictures taken. Mr. Flateau reminded the Board that the HOA has offered to share the cost of this project.

NINETH ORDER OF BUSINESS

Staff Reports

- A. Field Manager
No Report.

B. District Manager

Mr. Brizendine reviewed the Financial Status Report for the Board, stating that the District was under budget for the month of October. He stated that the majority of the funds that were earmarked for the fund accounts have been transferred with the balances scheduled to be transferred once the bulk of the money has been collected.

Mr. Brizendine presented a proposal to remove the oaks at the median of the entrance as discussed during the October inspection. He stated that the recommendation was made to replace the Oaks with Holly Trees. It was decided to hold off until after the first of the year to address this issue.

TENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

There were no Supervisor requests or audience comments put forward.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Levy, seconded by Ms. Williams, with all in favor, the Board of Supervisors adjourned the meeting at 7:04 p.m. for Ballantrae Community Development District.


Assistant Secretary


Chairman/Vice Chairman