
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, February 7, 2011 at 6:30 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
Steve White	Board Supervisor, Assistant Secretary
Jenny Williams	Board Supervisor, Assistant Secretary
Amanda Battistoni	Board Supervisor, Vice Chairman <i>(joined the meeting in progress)</i>
Rich Levy	Board Supervisor, Assistant Secretary <i>(joined the meeting in progress)</i>

Also present were:

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

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. Smith addressed the Board regarding the condition of the ponds throughout the community, stating that the majority of the issues noted during his previous visit have been addressed and the higher water levels are making it easier to control the nuisance plants and algae.

(Ms. Battistoni and Mr. Levy joined the meeting in progress.)

Mr. Levy confirmed that the cattails are now below water level in the pond by his home. Mr. Smith explained that the preferred treatment is to cut the cattails to just below the water level and let the algae blooms work naturally to eliminate the stumps as part of the decay process. A brief discussion ensued regarding treating other types of nuisance vegetation.

Discussions with Mr. Smith and Ms. Stewart were held regarding the status of the aquatic plants that were planted last year and the timing for planting the additional plants. It was stated that the timing will depend on the water temperatures. Ms. Stewart stated that after the inspection with Mr. Smith was completed, she did not feel like they lost as many plants as she had initially thought. Mr. Smith stated that he would be changing his strategy for treating the nuisance plants and algae blooms. It was stated that the Board does not expect American Ecosystems to do things outside of the scope of their services for free. The Board requested that Mr. Smith return in May with a report on the aquatic plants and any necessary items that should be included in the next fiscal year's budget.

(Mr. Smith left the meeting.)

THIRD ORDER OF BUSINESS

District Counsel & Engineer Reports

A. District Engineer

Ms. Stewart informed the Board that she has prepared the ROW application for the sidewalk. However, she wanted to confirm that the lowest bid of \$23,640 (Central Concrete Products, Inc.) falls within the budgeted range and the Board desires to move forward with the project. She stated that she will need a check for \$200 payable to the BOCC to submit with the application for the ROW permit. A brief discussion ensued regarding the dimensions of the sidewalk and timing for completion.

On a Motion by Mr. White, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved the low bidder (Central Concrete Products, Inc.) at \$23,640 to complete the sidewalk project as discussed for Ballantrae Community Development District.

(Ms. Stewart left the meeting.)

Mr. Flateau spoke briefly regarding the OLM Inspection Report and a brief discussion ensued regarding the February inspection. The Board requested that Mr. Woods be informed to use his own judgment regarding routine maintenance issues, such as, pruning the trees, etc. It was stated that Board approval would be needed for any items that would cost the District additional funds.

B. District Counsel

Mr. Brizendine stated that King Engineering has requested additional documents relating to the drainage structure. He stated that he does not have many of the documents as they are engineering related and are hopefully in Wilson Millers' possession. He stated that he requested and was granted a two week extension to provide King with the requested documents. A brief discussion ensued. It was noted that a case management hearing has been scheduled for February 23, 2011.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meetings held on January 3, 2011

Mr. White noted that a correction was needed to the minutes under the tenth order of business, stating that it should read "tennis courts" not "tennis carts". Mr. Brizendine stated that he would make the correction.

On a Motion by Ms. Battistoni, seconded by Mr. White, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on January 3, 2011 as amended for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for January

A brief discussion ensued regarding the transfer of \$265,000 from the general fund to a savings account and the fact that this was not an actual expenditure by the District and should not be reflected as such.

On a Motion by Ms. Battistoni, seconded by Mr. Levy, with all in favor, the Board of Supervisors accepted the transfer of \$265,000 from the general fund to money market accounts for Ballantrae Community Development District.

A brief discussion ensued regarding the way the invoices for the street lights are identified and the vendor named on the invoice for painting.

On a Motion by Mr. White, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures for January totaling \$117,372.84 (without the inclusion of the transferred funds) as discussed for Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Old Business

Mr. Brizendine informed the Board that Tincher Well Drilling did come out and look at the damaged irrigation well and submitted a proposal, but they did not run a camera down into it as requested. Mr. Fletcher stated that they were asked to come back out with a camera, but they have not been back out. He stated that Pope's Drilling does not recommend that the casing be replaced as it could cause more issues. Therefore, the three proposals vary greatly in pricing and what needs to be done to complete the project. It was decided to ask the District Engineer to hire Bay Area Environmental to do an inspection of the well with their camera and develop bid specs, so that proposals can be obtained from the various vendors that are apples to apples.

Mr. White provided a brief update on the status of the photo ID's for the swipe cards, stating that he has not had a response from A Total Solutions to his request for pricing to add photos to the ID cards. He recommended that another firm be contacted. Mr. Brizendine offered to contact Dan Ciccarello from DCSI and ask him to contact Steve regarding the photo ID's. Mr. Brizendine stated that he contacted BrightHouse and ascertained that it will require a new account since it is a new system but there will not be any fees associated with the set up.

A brief discussion ensued regarding the possibility of installing security cameras for the parking lot in response to an incident where a lady had her purse stolen out of her car. It was decided not to install the cameras because it would suggest a level of liability that the Board does not believe it has.

A brief discussion ensued regarding whether the clubhouse pool is filled using water from the wells. It was stated that it was not and a question was raised regarding approval to have the pool drained. It was stated that it is part of the process for acid washing the pool and there are funds in the pool maintenance line item of the budget to cover the cost. It was also stated that the pool should not be drained in the future without prior approval of the Board.

EIGHTH ORDER OF BUSINESS

Consideration of New Business

Mr. Brizendine presented Resolution 2011-04, stating that Steve Murman is no longer with Rizzetta and Company and it is necessary to appoint a new Assistant Treasurer. Following a brief discussion, the following Board actions were taken:

On a Motion by Ms. Battistoni, seconded by Mr. Levy, with all in favor, the Board of Supervisors removed Steve Murman as the Assistant Treasurer for Ballantrae Community Development District.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors appointed Shawn Wildermuth as the Assistant Treasurer for Ballantrae Community Development District.

Discussions were held regarding the possibility of installing a light pole on Downan Point Dr. on the cul-de-sac, a request to chain a garbage can to a tree at the dead end on the east side of Ballantrae Boulevard, holding a coupon class in the clubhouse, parking on the grass in several areas of the community, a request for a community bulletin board for resident use, and sending out a reminder to Carina Wells regarding her intentions of continuing to offer Zumba classes at the clubhouse. District Management and Staff will be looking into these requests. Mr. Fletcher stated that he has spoken to Progress Energy regarding the cost to install the light but he does not have the costs at this time. He will also install the garbage can. A review of the policy for reserving the clubhouse was provided.

NINTH ORDER OF BUSINESS

Other Staff Reports

A. Maintenance Manger

Mr. Fletcher reported that there are numerous fire ant mounds throughout the community. A request was made that Greenbriar be made aware of the situation during the next inspection and reminded that they are supposed to be treating for them as part of their scope of services.

Mr. Fletcher inquired about the mulch for the playgrounds and whether the Board wants to use the rubber mulch under the playgrounds, as it is more expensive than the regular playground mulch. The Board approved use of the regular playground mulch.

B. District Manager

Mr. Brizendine informed the Board that the District is slightly above the 90% level for collection of assessments and that the Board is running under budget for the year through December.

Mr. Brizendine provided a brief update on the status of pending Capital Improvement Projects, stating that two exercise machines have been ordered for the fitness trail and the Board approved the sidewalk project and mulch tonight. A brief discussion ensued regarding the installation of the exercise machines.

TENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

There were no further Supervisor requests or audience comments.

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 8:04 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman