
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, March 7, 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	Board Supervisor, Chairman
Steve White	Board Supervisor, Assistant Secretary
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, Wilson Miller, Inc.
Bill Fletcher	Field Manager
Daniel Ciccarello	Representative, DCSI
Artie Crouse	Representative, Greenbriar Landscaping
Paul Woods	Representative, OLM
Chris Dewey	Representative, Pasco County Extension Service
Audience	

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

Ms. Calderin requested permission to utilize the clubhouse on Wednesdays at 10:00 a.m., and Thursday and Friday evenings at 6:30 p.m. to offer Zumba classes for residents. She explained that the classes run for 1 hour. A brief discussion ensued regarding the fees and payment to the District. It was stated that currently non-residents are being charged \$6.00 and residents \$5.00; with 10% of the fees going to the District; however the current contract with Carina Wells states \$5 and \$4. The Board informed Ms. Calderin that the contract would need to be reviewed on a quarterly basis.

On a Motion by Ms. Williams, seconded by Ms. Levy, with all in favor, the Board of Supervisors authorized District Manager to enter into a quarterly agreement with Jeannie Calderin to offer Zumba classes on Wednesdays at 10:00 a.m., and Thursday and Friday evenings at 6:30 p.m. with non-residents being charged \$6.00 per class and residents \$5.00; with 10% of the fees going to the District for Ballantrae Community Development District.

A request was made that Ms. Wells be asked to attend the next meeting to address concerns with the variance in the fees being charged and those stated in the contract.

Ms. Miranda addressed the Board regarding the possibility of renewing her contract to offer swim lessons to children between the ages of six months and six years. She stated that the class runs for six weeks on Monday through Friday from 4:00 p.m. to 8 p.m. with non-residents paying \$70.00 and residents \$65.00. The District receives a flat fee of \$325 for the use of the pool.

On a Motion by Mr. White, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved renewing the contract with Amy Miranda to offer swim lessons as discussed for Ballantrae Community Development District.

THIRD ORDER OF BUSINESS

District Engineer Report

A. District Engineer

Ms. Stewart informed the Board that she received comments back from the County regarding the sidewalk and they only had minor ones, relating to referring to the project as a sidewalk rather than a multi purpose path and a request that the plans indicate where the existing water and sewerage lines are. It was stated that once the permit is finalized the project can begin as the contractor was approved last month. A brief discussion ensued regarding the fact that Ballantrae Boulevard was never planned to expand to a four-lane highway.

Ms. Stewart stated that she received the video of the irrigation well inspection and there appears to be a water quality issue, but she has not spoken to anyone regarding the findings yet.

(Ms. Stewart left the meeting.)

FOURTH ORDER OF BUSINESS

**Paul Woods, Chris Dewey, Artie Crouse -
Discussion Regarding Options for
Landscape Improvements.**

Mr. Woods spoke regarding the objectives that were given to himself, Mr. Dewey and Mr. Crouse relating to improving the overall landscaping throughout the community without costing an extravagant amount of money. Recommendations were made to compliment the Bahia grass with Weeping Love Grass in certain areas and utilize hydro-seeding rather than sod replacement in the majority of the common areas where the Bahia has died.

Mr. Woods explained that Love Grass is an environmental friendly plant that grows in clumps, flowers and can be very striking aesthetically. He stated that Love Grass reseeds itself, requires no irrigation once established, and does not require mowing. The proposals to install the Love Grass and hydro-seeding were reviewed. It was stated that should the Board decide to use hydro-seeding, it would be necessary to hand water with a watering truck until the grass is established on days that it does not rain. A lengthy discussion ensued regarding the appearance of the grass, the possibility of trying the Love Grass in a few areas to determine resident opinion of this option, timing to hydro-seed, the cost of watering the hydro-seeded areas, and the possibility of using Muhly Grass instead of the Love Grass. It was stated that hydro-seeding is the least expensive option available to the District, but will not provide immediate gratification. During the discussion regarding the areas to be addressed, it was learned that the contractor has been mowing a small section of private property by the daycare. The Board informed the contractor that they should no longer maintain the area of grass between the two driveways of the daycare. It was also decided to take some time to review all of the information provided, and make a final decision regarding how the Board wants to proceed at a later time.

FIFTH ORDER OF BUSINESS

DCSI – Discussion Regarding Straiton Pool Gate Access

Mr. Ciccarello spoke regarding the costs to install a security system at the Straiton Pool that would interface with the main pool and recommended that the Board not purchase cards that would include pictures on them as they are very expensive. He recommended that if the Board really wants to have a picture on the card, they purchase a special laminate that could be installed on the current cards and reviewed the cost for this option. Mr. Ciccarello confirmed that the printable cards would be interchangeable with the current cards, so it would be possible to issue new cards with the picture on them as the existing cards need to be replaced and use the laminate to upgrade the existing cards. Mr. Ciccarello responded to Board questions regarding the laminate option. It was stated that the District would issue two cards per household, with additional cards available for children over the age of thirteen at an additional fee. The pros and cons of charging for the additional / replacement cards were discussed.

The timing of installing the access system in Straiton and the best means to notify the residents of the new system was discussed. It was decided to go with a May 2nd start date. Mr. Fletcher stated that he had a sufficient number of cards to make the transition. The Board indicated that it would like to start adding pictures to existing cards as soon as possible. It was noted that the card overlay printer would be an additional \$2000.00 and the cost to upgrade 500 cards would be approximately \$380 or \$.70 per card providing the resident brings in their card. The cost would be \$4.20 per card if the resident does not have a card.

On a Motion by Mr. White, seconded by Mr. Levy, with all in favor, the Board of Supervisors accepted the proposal for the remote access system for the Straiton Pool (\$2,846.38), card overlay printer and software to print pictures out for the cards (\$1,999.99) and up to \$1,000 for printer supplies for Ballantrae Community Development District.

It was stated that the start up date for the printer could be this week. Mr. Flateau recommended that renters be required to bring in their lease so that a termination date can be included for their cards. Mr. Fletcher asked for confirmation on the types of documents that will be accepted as proof of residency.

SIXTH ORDER OF BUSINESS

Update on Litigation Issues and Review of Expenses

Mr. White provided a brief synopsis of the hearing regarding the litigation, stating that the judge strongly recommended that the matter not go to court as the costs could be upwards of \$60,000 to go to trial in addition to lawyer fees. He stated that mandatory mediation has been scheduled and opined that it might be time to hold a shade meeting to discuss the case. Mr. Brizendine informed the Board of the process and requirements of holding a shade meeting and indicated that the Board would need to wait for legal counsel to express a need for such a meeting.

Mr. Flateau requested that the litigation costs be reviewed as there appears to be some inconsistencies in the reporting of these expenses. Mr. Brizendine stated that he would research the matter and get back to him.

SEVENTH ORDER OF BUSINESS

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

Mr. Flateau requested that a sentence be added to the 3rd paragraph on page four that reads, "The pool should not be drained in the future without prior approval of the Board." Mr. White pointed out two typos on page three and requested that the minutes reflect the reason the Board did not approve installing a security camera for clubhouse parking lot. It was decided to add, "because it would suggest a level of liability the Board does not feel that it has."

A brief discussion ensued regarding what the level of liability is and Staff was asked to check with District Counsel to determine what level of liability the District does have relating to criminal activities.

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

EIGHTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for February

District Staff responded to questions regarding various invoices included in the report. Mr. Brizendine stated that a deduction will be made from Greenbriar's monthly fee to reimburse the District for the invoice from Saber Construction. Mr. Flateau requested that Greenbriar be invoiced for the \$325 instead, so there is an affirmative trail indicating that they paid for the damages.

On a Motion by Mr. White, seconded by Mr. Levy, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures for February totaling \$47,120.51 for Ballantrae Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Old Business

The Board tabled discussion on adding a street light on the cul-de-sac on Downan Point Road and consideration of renewing the agreement with Ms. Wells regarding the Zumba classes. It was stated that Progress Energy provided an estimate of \$2,000 to install the light with monthly fees of \$9 for the pole and \$17.34 for electricity.

The Board directed Management Staff to inform Ms. Wells that she would need to attend next months meeting to discuss concerns with the contract or it would be terminated effective April 30, 2011.

TENTH ORDER OF BUSINESS

Consideration of New Business

The Board held further discussion on the proposals submitted by Greenbriar to enhance the main entrance and replace several areas of Bahia. A request was made that Management Staff ask that Greenbriar submit three proposals for consideration at next months meeting: The first being for the enhancements to the front entrance, the second being for anything relating to Straiton and other ancillary items, and the third one for all of the areas where it has become necessary to replace the existing sod. This proposal should include the cost and square footage by area, as well as the grand total. The proposals would be based on hydro-seeding with Argentine Bahia rather than laying down sod or converting any areas with Love or Muhly Grass and contain the cost per event to water all of the areas with the water truck. Mr. Brizendine would then review the proposals and determine whether or not there are sufficient funds to complete the individual proposals in the current budget or it might be necessary to hold off on some parts of them. A request was made to have the District Engineer create a landscape map that is large enough to assist the Board in identifying what areas it might want to hold off on.

It was noted that Greenbriar also needs to address the vines that are beginning to grow on the boundary walls again before they damage the newly painted walls.

ELEVENTH ORDER OF BUSINESS

Other Staff Reports

A. Maintenance Manger

Mr. Fletcher stated that he had nothing new to report, but did want to thank Mr. White for his assistance on the access system for Straiton.

B. District Manager

Mr. Brizendine informed the Board that the District has collected 94.5% of assessments with only \$55,000 still outstanding.

Mr. Brizendine provided a brief update on the status of pending Capital Improvement Projects, stating that the two exercise machines have been installed. In addition, Mr. Fletcher is waiting on the timbers for the border beneath the swingsets before the mulch can be installed. Mr. Brizendine stated that he will be getting with the District Engineer regarding drawing up a site plan for the 2nd clubhouse and relocation of the amenities.

Mr. Brizendine requested that the Board begin to consider items that it would like to have placed in the budget for FY 2011-2012, as he would like to present the preliminary budget in May with the goal of finalizing it in August.

TWELFTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

A brief discussion ensued regarding obtaining a conference phone for the District so that individuals who can not attend Board meetings can do so by phone as required by law. Mr. White stated that he would work with Mr. Brizendine on this matter.

Mr. Flateau passed on a concern put forward by a resident relating to removal of nuisance alligators. Mr. Fletcher stated that he would contact the alligator trapper.

Mr. Flateau led discussions regarding issues with getting police to enforce the "no parking" policy on County right-of-ways. He stated that he spoke with the County Attorney's office regarding the issue and was told that it is better if they know whether the responsibility for parking issues lies with the CDD or the HOA in Ballantrae, so he confirmed that HOA rules state that the parking is prohibited and they have the right to tow vehicles. Mr. Flateau requested Board permission to allow him to attend the HOA meeting to ask them if they intend to enforce the rule. If they indicate that they have no intention of enforcing the rule than the District can ask the County to pass an ordinance that would allow the Sheriff's office to enforce them on County right-of-ways. A brief discussion ensued.

There were no audience comments.

THIRTEENTH 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 9:35 p.m. for Ballantrae Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman