

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, May 2, 2011 at 6:40 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>(via speakerphone)</i>

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Tonja Stewart	District Engineer, WilsonMiller Stantec
Bill Fletcher	Field Manager

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

**District Counsel & District Engineer
Reports**

A. District Counsel

Mr. Brizendine reviewed the expenses associated with the drainage structure litigation and a brief discussion ensued. A request was made that a column be added to the form to reflect prior month's expenses. The Board asked that District Counsel be contacted regarding the need to hold a shade meeting. Mr. Brizendine reviewed the process for holding a shade meeting and stated that he would contact Mr. Robin on behalf of the Board.

B. District Engineer

Ms. Stewart spoke regarding the irrigation well issue, explaining that she reviewed the video with a representative of Ballenger Irrigation and he indicated that a new well should be drilled as the issue is not a cracked casing. There appears to be debris floating in the water well below the casing.

A brief discussion ensued regarding the need to establish bid specs so that any proposals received are comparable and the best way to proceed. Ms. Stewart will work with Bill to review the current bids and obtain additional ones. A request was made to contact the original well driller to discuss the issue.

Ms. Stewart stated that the County requested that a crosswalk be added to the sidewalk project at Glenapp Dr.; therefore the construction costs will be approximately \$5,000 more than the original \$25,000 that was approved to complete the project. Mr. Flateau stated that he had approved an additional \$1,500, so that the project could get started. However, there are additional charges associated with maintaining traffic while the crosswalk is being installed. A brief discussion ensued.

On a Motion by Mr. White, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors ratified the Chairman's approval of an additional \$1,500 in charges associated with the installation of the crosswalk, as well as, the additional expenses for a total of \$5,000 more than the original approval amount for Ballantrae Community Development District.

Ms. Stewart provided a brief overview of the new ADA requirements that will need to be in place by March 15, 2012. She explained that there is a safe harbor for communities constructed prior to September 2010, with the exception of those items that were not addressed in the original 1991 standards; such as providing access to the pool and all levels of the playground. A brief discussion ensued regarding various interpretations of the requirements and whether the portable lift that the community already has would be sufficient. Potential concerns were addressed with the installation of the lifts and the expense to provide access to every level of the playground. A request was made that Ms. Stewart provide estimated costs for consideration in next year's budget.

A brief discussion ensued regarding salt water pools and any pending requirements to convert all public pools to salt water. Both Ms. Stewart and Mr. Brizendine stated that they were not aware of any requirements for this conversion.

Mr. White asked that Ms. Stewart review the condition of the aquatic plants as many of them did not come back as she predicted they would. Ms. Stewart stated that she would do so.

(Ms. Stewart left the meeting.)

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Meeting held on April 4,
2011**

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 April 4, 2011 as presented for Ballantrae Community Development District.

FOURTH ORDER OF BUSINESS

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

The possibility of installing a card reader on the inside of the tennis courts to alleviate the need to keep repairing the button cover that individuals keep breaking to gain access to the area. A brief discussion ensued regarding the number of access cards provided to homeowners under the current policy.

On a Motion by Ms. Williams, seconded by Mr. White, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures paid for the period of March 1-31, 2011 totaling \$54,059.80 for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Old Business

**Update on Results of Straiton Pool Parcel
and Parking Lot Survey**

Mr. Flateau stated that according to the survey that was recently completed the parking lot at the Straiton pool belongs to the Straiton HOA and he would be notifying them that they are responsible for the area. It was stated that the path that is being created by Straiton residents going to the pool is on District property. Mr. Flateau recommended that shrubs be placed in the area to prevent people from walking through it to get to the pool. It was stated that they would have to be substantial enough or a type of plant that the residents wouldn't just trample down. A request was made to check with the resident, who made the complaint, to see if they would be satisfied with the solution being presented.

Another discussion ensued regarding the results of a survey that was completed of a parking lot at the end of Straiton that the Straiton HOA would like to extend. It appears that the last two spaces at the southern end of the parking lot are actually on District property and the Northern end is already at the end of the Straiton property line. Mr. Flateau stated that once they have received the official survey results he will notify the HOA of the findings.

Mr. Flateau reviewed correspondence with the Sheriff's office relating to the modifications to the off-duty officers' responsibilities for the month of May. A brief discussion ensued on the transition to the ID cards at the Straiton Pool and the need to have a pool monitor on site all day on Saturday.

SIXTH ORDER OF BUSINESS

Consideration of New Business

**Presentation of Preliminary Budget for
Fiscal Year 2011/2012**

Mr. Brizendine briefly reviewed the budget process for the benefit of Ms. Williams and a brief discussion ensued regarding County restrictions relating to the TRIM notice.

Mr. Brizendine stated that he kept the total preliminary budget at the same level as last year and modified the format to coincide with what is on the District website. He stated that he has included information in the comment column to explain how he derived at the projected amounts. Mr. Brizendine responded to Board questions regarding the revenue amounts and various line items. Mr. Flateau requested that one change be made under employees from pool attendee to pool monitor. A brief discussion ensued regarding the capital improvement items and the cost to soundproof the meeting room, utilizing carpet and window treatments. The estimated cost was approximately \$14,000. A request was made to verify the cost to paint the interior of the privacy walls, and to relocate the playground (if necessary). Discussion was held regarding a request to build a dog park in the community. A request was made to obtain an opinion from District Counsel regarding the potential liability issues with having a dog park, as well as, costing out building a large/small dog park so the Board has the facts before making a final decision. Further discussion ensued regarding a resident request to install an additional street light at the northern end of Downan Point and it was decided not to approve the request.

Mr. Brizendine responded to Board questions regarding the asset reserve schedule. A request was made to include the carry over amount of \$108,976 from previous years.

It was noted that the resolution approving the preliminary budget would be tabled until next month.

SEVENTH ORDER OF BUSINESS

Other Staff Reports

A. Maintenance Manger

Mr. Fletcher sought direction from the Board regarding issuing the picture ID access cards to children over the age of 13 and whether the parents can refuse to purchase the additional cards. It was stated that they can not refuse to purchase the card as the child can not use the parent's card and come to the pool without them.

Mr. Fletcher requested authorization to have a surge protector installed at the Straiton clubhouse, similar to the one installed at this clubhouse.

<p>On a Motion by Mr. White, seconded by Ms. Williams, with all in favor, the Board of Supervisors authorized the installation of a surge protector at the Straiton Clubhouse for Ballantrae Community Development District.</p>
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A brief discussion ensued regarding allowing the use of private grills on District property. It was stated that there have been instances when people have not been able to utilize the ones available in the park. A recommendation was made to purchase two additional grills, but not allow the use of private ones on District property in the future.

B. District Manager

Mr. Brizendine stated that the District has collected 97.5% of the assessments and based on expenses for the first 6 months of the year, he is projecting that the district will come in

under budget for the year. Mr. Brizendine stated that some of the savings is coming from the weir repairs that will not occur until next year and litigation legal costs that have been less than anticipated.

Mr. Brizendine reviewed the timing of the public hearing on the budget and explained the purpose for tracking the number of registered voters residing in the District. He stated that he would be announcing this number at the next meeting as he has not heard back from the County to date.

EIGHTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Mr. Flateau informed the rest of the Board of an instance, where the scheduled deputy did not plug in the phone or lock the clubhouse door. He stated that the response he received from the deputy after contacting the Sheriff's office was less than appropriate and the officer will not be back. He explained that he has not sent the revised duties to the Sheriff's office yet as he wanted to get the modified ones for May in place first and avoid any potential confusion.

A brief discussion ensued regarding potential issues with not allowing Ballantrae residents to use the Straiton pool without obtaining an ID access card.

Mr. White stated that he does not think that the landscaping looks any better than it did before OLM took over the inspections and a brief discussion ensued. It was stated that the inspection dates have changed. Mr. Brizendine stated that he would follow up with OLM to confirm the date for the next inspection. Mr. White stated that he would be out of the state for the next two months and would need to trade dates with someone to cover his turn next month.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. White, seconded by Ms. Williams, with all in favor, the Board of Supervisors adjourned the meeting at 8:50 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman