
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, June 6, 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
Amanda Battistoni	Board Supervisor, Vice Chairman
Rich Levy	Board Supervisor, Assistant Secretary
Jenny Williams	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Tonja Stewart	District Engineer, WilsonMiller Stantec
Bill Fletcher	Field Manager
Artie Crouse	Representative, Greenbriar Landscaping
Paul Woods	Representative, OLM <i>(via speakerphone)</i>
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

Discussion on HOA Event

A representative of the HOA spoke regarding plans for the community event planned for next weekend and sought authorization to hold the event. Mr. Brizendine confirmed that he has received the certificates of insurance from vendors providing services for the event.

<p>On a Motion by Mr. Levy, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved the HOA's request to hold a community event as discussed for Ballantrae Community Development District.</p>
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THIRD ORDER OF BUSINESS

Resident Input on Budget Requests

A resident from Ayrshire requested that the Board consider using the open space at the end of Ayrshire near the Gazebo as a dog park. He stated that this would provide an opportunity for neighbors to get to know each other better. He confirmed that he is looking for a facility similar to the one on Collier Parkway.

Another resident requested that the Board consider installing a street light at the north end of the cul-de-sac at the end of Downan Pointe as it is extremely dark in this area. It was stated that the cost to install the light would be approximately \$2,000 and there would be a monthly electric/maintenance fee on top of that. A brief discussion ensued.

A brief overview of the budget process was provided to the residents. It was explained that approval tonight does not mean that the item will be approved during the final budget hearing as input from residents may impact the final decision.

FOURTH ORDER OF BUSINESS

District Counsel & District Engineer Reports

A. District Counsel

Mr. Brizendine reviewed the updated litigation costs and stated that a tentative meeting date for mediation has been scheduled for June 16th. The District Engineer informed the Board that there may be additional charges from her office.

Mr. Flateau stated that the mediator has been informed that Mr. Flateau will not be making any decisions on behalf of the Board. Mr. Brizendine stated that the Litigation Counsel has indicated that depending on the result of the mediation it may be appropriate to hold a shade meeting.

B. District Engineer

Ms. Stewart stated that the final inspection of the new section of sidewalk is scheduled on Wednesday at 2:30 p.m. and she does not anticipate any issues. A brief discussion ensued regarding the sidewalk going around the trees and potential issues.

Ms. Stewart led discussions on the irrigation well, stating that she spoke with the original contractor, who built the well and he confirmed that they did have issues drilling the wells, but were able to get them functioning. Ms. Stewart stated that the contractor opined that the District would have issues with all of the wells eventually. She stated that she contacted Ballenger to assist the District with establishing bid specs and construction monitoring, etc. and they submitted a proposal in the amount of \$3,200. It was stated that the cost for a new well would be between \$8,000 to \$12,000 per well and there are four permitted wells to consider. A brief discussion ensued. It was decided to phase in the replacements rather than trying to fund all of them at once.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved the proposal from Ballenger totaling \$3,200 to prepare bid specs and monitor construction of the new well (s) for Ballantrae Community Development District.

Ms. Stewart recommended that the District approve spending the \$1,000 in the budget to replace the cattails in the pond across from the clubhouse with desirable aquatic plants and another pond if funding allows. A brief discussion ensued regarding the inspection of the aquatic plants that was requested last month. Ms. Stewart stated that she has spoken with Mr. Smith and they feel that the survivability of the plants is within an acceptable range. It was noted that some of the plants were affected by recent spraying of chemicals and there appears to be an issue with Torpedo Grass in the Cunningham Pond.

A brief discussion ensued regarding the new ADA requirements and the impact that they might have on the budget. Ms. Stewart stated that the ground material in a playground must be able to support the use of a wheelchair and there must be access to 50% of the second level play areas. She asked for additional time to review all of the available options and guidelines. She recommended that the Board include \$15,000 for playground modifications. Mr. Wood stated that he would forward a copy of information from the Consumer Products Safety Commission relating to this matter to Mr. Brizendine.

On a Motion by Ms. Battistoni, seconded by Ms. Williams, with all in favor, the Board of Supervisors authorized spending the \$1,000 budgeted for aquatic planting in the pond across from the Clubhouse, South of Mentmore for Ballantrae Community Development District.

(Ms. Stewart left the meeting.)

FIFTH ORDER OF BUSINESS

Discussion of May Landscape Inspection

Mr. Wood spoke regarding the May 31st inspection that received a deficient score of 83.5%, stating that some of the issues have been ongoing since January. He addressed the issues and noted the recommendations being made to bring the landscape back up to acceptable standards. It was stated that based on the contract the District has the right to withhold 25% of the performance payment for the month of June. A brief discussion ensued regarding the fertilization plan that appears not to have been followed and the need to ensure that the contractor is following the approved watering plans included in the SWFWMD variance.

Mr. Crouse responded to the issues put forward by OLM, stating that they have been applying sulfur to lower the PH level in the soil. He opinioned that some of the turf issues relate to the current watering schedule and promised to do better. A brief discussion ensued on this matter. Mr. Fletcher reviewed the approved water variance schedule.

It was stated that the District, OLM, and Greenbriar all agreed that Greenbriar would not get the performance payment should the inspection fall below 87%. Mr. Flateau emphasized that the action tonight does not mean that the Board is dissatisfied with the overall performance of Greenbriar.

On a Motion by Mr. Levy, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved withholding the 25% performance payment from the June invoice according to the terms of the contract and the score of 83.5% for Ballantrae Community Development District.

A brief discussion ensued regarding the dates for the upcoming inspections. Mr. Brizendine stated that he would email the schedule out to the Board.

SIXTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held May 2, 2011

On a Motion by Ms. Williams, seconded by Ms. Battistoni, 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.

SEVENTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for April

There were no questions regarding any of the expenditures.

On a Motion by Ms. Battistoni, seconded by Ms. Williams, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures paid for the period of April 1-30, 2011 totaling \$63,880.44 for Ballantrae Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Old Business

Further Discussion of Preliminary Budget for Fiscal Year 2011/2012

Mr. Brizendine responded to Board questions on particular line items relating to the preliminary budget and confirmed that no changes had been made to the budget since being presented last month. Discussions ensued regarding the capital improvement list and the need to include funding for ADA modifications. It was noted that should funding get tight next year it would be possible to only sod the portion of Mentmore Boulevard that is observed by residents as they leave the clubhouse. The possibility of adding additional funding for holiday lights was put forward, as resident feedback on the lights indicated the desire for more lights..

Ms. Battistoni reminded the Board of the need to keep in mind the long term goals of building a new clubhouse, converting the existing one to a fitness center, and installing a kiddie pool as they approve capital improvement expenditures to ensure that all of the funding is not spent on relatively insignificant items that don't really improve the community.

Mr. Brizendine presented preliminary pricing for the dog park, stating that initial pricing is coming in at approximately \$12,000. It was stated that the estimate does not include plumbing to supply water to the park. A brief discussion ensued regarding feedback from residents in the area opposed to the installation of a dog park on Ayrshire, other potential locations, and general issues with having a dog park. Mr. Flateau read a communication from District Counsel regarding the potential for liability issues that indicates there would be no additional liability concerns providing the proper signage is displayed at the entrance to the park. However, the dog park will incur additional maintenance costs with sod damage due to the dogs. It was decided to include the costs for the dog park in the preliminary budget, without providing water at this time and to add \$8,000 for holiday lighting.

Another discussion ensued regarding the request for the street light at the end of Dowan Pointe. It was stated that a specific policy should be put in place before addressing this issue otherwise the Board would have to approve all subsequent requests. Mr. Brizendine recommended contacting the residents in the area to determine if they would be willing to pay for the installation given that the request does not benefit the community as a whole.

It was noted that the TRIM amount included in the preliminary budget is slightly more than the items on the wish list.

On a Motion by Ms. Battistoni, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved the changes as discussed eliminating the TRIM line item and increasing line #95 to \$132,657 for Ballantrae Community Development District.

On a Motion by Ms. Battistoni, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved Resolution 2011-05, approving a preliminary budget for Fiscal Year 2011/2012 totaling \$899,116 and set the public hearing on August 8, 2011 at 6:30 p.m. at the Ballantrae Community Center, located at 17611 Mentmore Boulevard, Land O'Lakes, FL 34638 for Ballantrae Community Development District.

NINTH ORDER OF BUSINESS

Discussion of Planting Shrubbery to Block Path to Parking Lot

Mr. Flateau inquired as to the status of the Board's decision to plant shrubbery to block the path that has been established through a resident's yard in Straiton. Mr. Fletcher confirmed that the resident has approved of the plan and Mr. Brizendine stated that he has contacted Greenbriar regarding obtaining a proposal but he does not have one yet.

Mr. Flateau inquired as to whether the survey of the parking lot at Hugh Lane had been received. It was stated that it had been and a brief discussion ensued regarding whose responsibility it was to maintain the area.

TENTH ORDER OF BUSINESS

Discussion on Issuing ID Cards

Mr. Flateau led discussions on setting a time limit for individuals to obtain the ID swipe cards, the best means to get the word out to the community of the change in policy, and the deadline for obtaining the new cards.

It was decided to include the information regarding the policy change in the July/ August Newsletter and set the final date as Labor Day 2011. After this date any non-picture ID cards would be deactivated. A copy of the news article will be circulated to the Board through District Management for comments prior to including it in the newsletter.

ELEVENTH ORDER OF BUSINESS

Consideration of New Business

**Consideration of Brownie Troop #331
Request to Utilize the Clubhouse for
Meetings at No Charge**

Mr. Flateau stated that he was contacted by the leader of Brownie Troop #331 with a request to hold their meetings at the clubhouse on the 2nd and 4th Wednesdays of each month between 6:00 p.m. and 8:00 p.m. during the school year at no fee. A brief discussion ensued.

<p>On a Motion by Ms. Battistoni, seconded by Ms. Williams, with all in favor, the Board of Supervisors waived the room rental fee for Brownie Troop #331 to meet at the clubhouse on the 2nd and 4th Wednesdays of each month during the school year between 6:00 p.m. and 8:00 p.m. for Ballantrae Community Development District.</p>
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Staff Reports

A. Maintenance Manger

Mr. Fletcher informed the Board that the two new grills had been installed, as well as the lightening suppressor at Straiton. He stated that two cameras and a DVR had to be replaced at the clubhouse.

Mr. Fletcher stated that pool monitoring began last weekend and they have had to confiscate at least 10 cards due to rule violations. Mr. Flateau recommended that should parents contact him regarding picking up the cards, they be informed that they can bring the required documentation with them the first of July and pick up the new photo IDs. It was noted that three individuals have been hired as monitors.

B. District Manager

Mr. Brizendine stated that the District has collected \$888,000 of the \$899,000 placed on the tax roll and based on expenses for the first 7 months of the year; he is projecting that the district will come in under budget for the year. He stated that he anticipates that the District will collect the remaining assessments through the tax certificate sales.

Mr. Brizendine announced that as of April 15, 2011 there were 1,299 registered voters residing within the community. He explained that Florida Statutes mandate that this number be announced every year as it determines the eligibility of the District to participate in the General Election process.

Mr. Brizendine also reminded the Board of the requirement to submit the annual Form 1 to the Supervisor of elections prior to July 1st.

TENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no Supervisor requests or audience comments put forward at this time.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors adjourned the meeting at 9:27 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman