
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, July 11, 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
Amanda Battistoni	Board Supervisor, Vice Chairman
Rich Levy	Board Supervisor, Assistant Secretary
Jenny Williams	Board Supervisor, Assistant Secretary
Steve White	Board Supervisor, Assistant Secretary <i>(via speakerphone)</i>

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Tracey Robin	District Counsel, Straley & Robin
Michael Addison	Litigation Counsel
Rhonda Ellison	Court Reporter

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

**Consideration of Prevention Plus Health
Screening**

A request was made to table this discussion, so that Ms. Choquette-Greer can be present to respond to Board questions. She will be invited to attend next month's meeting.

THIRD ORDER OF BUSINESS

Shade Meeting

Mr. Robin reviewed the purpose of the shade meeting and the Florida Statutes that provide for the opportunity to hold such a meeting. He named those individuals that were in attendance and had been named in the notice published in the newspaper. Mr. Robin stated that a court reporter will record the meeting, but the record will remain sealed until such time as the case has been settled.

Mr. Robin asked for a motion to recess the regular Board meeting at 6:37 p.m. so that the Board could move into the Shade meeting.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors recessed the regular Board meeting at 6:37 p.m. and went into the Shade Meeting for Ballantrae Community Development District.

The meeting reconvened at 7:10 p.m. with all Board members present at the onset of the meeting still in attendance; Mr. Fletcher joined the meeting and the court reporter left.

FOURTH ORDER OF BUSINESS

**District Counsel & District Engineer
Reports**

A. District Counsel

Mr. Robin asked whether there was a proposed settlement agreement that needs to be approved by the Board at this time. Mr. Addison stated that he has reviewed the contingent agreement and provided comments to the other parties counsel, but would be comfortable with the Board approving it in substantial form. He reviewed the pertinent terms of the agreement that includes; acceptance of a \$35,000 payment to the District within thirty days of the agreement (if executed prior to August 1, 2011), mutual releases of both parties for all claims and damages both latent and known, the case being dismissed without prejudice with all parties to bear their own costs and agreeing that no lawsuit will be brought against Gigliotti regarding this matter.

On a Motion by Mr. White, seconded by Ms. Williams, with all in favor, the Board of Supervisors accepted the mediated settlement agreement in substantial form and authorized the Chairman to execute once finalized for Ballantrae Community Development District.

It was noted that a copy of the settlement agreement would be forwarded to the Board.

Mr. Addison left the meeting.

A brief discussion ensued regarding the costs to repair the drainage structure.

Mr. Robin stated that he had nothing further to add and left the meeting as well.

B. District Engineer

Not present.

FIFTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Meeting held June 6, 2011**

Mr. White sought clarification on the dates for the Brownie meetings so that he can put them on the community calendar.

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 June 6, 2011 as presented for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

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

A brief discussion ensued regarding the fees for the pool permits.

On a Motion by Ms. Battistoni, seconded by Mr. Levy, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures paid for the period of May 1-31, 2011 totaling \$68,941.93 for Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Old Business

**Further Discussion of Preliminary Budget
for Fiscal Year 2011/2012**

Mr. Flateau led discussions on establishing a Park Development Fund utilizing unallocated funds currently sitting in reserve funds and balancing the budget without using carry forward funds each year. He explained that the \$75,000 that was budgeted for legal expenses are no longer needed given the settlement of the lawsuit. He proposed that the Board consider reducing other line items by \$75,000 and show only those expenses that would be made with funds being collected through this year's assessments. The carry forward funds of \$150,000 that was planned to offset those expenses could then be used to establish a Park Development Fund and fund specific projects. Concerns were expressed with not reflecting how the carry forward funds will be allocated in the budget and the movement of funds between accounts. Mr. Brizendine stated that a separate bank account would be set up and the Board could move funds out of the various accounts as it deems necessary by motion and Board approval. A motion was made, but not seconded to move on with the agenda. A request was made that Mr. Flateau continue to work with District Management on this matter and bring a revised budget back to the Board next month.

EIGHTH ORDER OF BUSINESS

Quarterly Review of Zumba Classes

On a Motion by Ms. Battistoni, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved the continuation of Zumba classes for the next quarter for Ballantrae Community Development District.

A brief discussion ensued regarding the fact that the instructor did not show up for classes last Saturday. It was stated that Mr. Fletcher would follow-up on this matter.

NINTH ORDER OF BUSINESS

Consideration of New Business

Mr. White informed the Board that Garry Kubler has not filed the mandatory Form-1. Mr. Brizendine explained that there was some miscommunication by the state regarding, who needs to file these forms and Mr. Kubler does not have to complete one.

Mr. Flateau reviewed a request from the Straiton HOA to utilize a section of CDD property as a staging area for work being completed on the townhomes. The HOA has been maintaining the area and would restore the sod once completed. The Board had no concerns with this request. Mr. Flateau stated that the HOA also requested that rather than restoring the area once the staging area is no longer needed, the sod be removed and turf blocks installed so that the area can be used as a parking lot. Following a brief discussion, it was decided not to authorize the HOA to use this area as a parking lot.

A discussion was also held regarding signs that have been posted at the southern end of Ayrshire Boulevard across from the gazebo relating to not letting dogs go to the bathroom on CDD property. It was stated that the issue is not the content of the signs, but allowing residents to put up personal signs on District property. The Board concurred that personal signs should not be allowed on District property. Mr. Fletcher was asked to remove the signs and the dog waste.

Mr. Flateau reviewed changes made to the newsletter in error by the printer, stating that the St. Petersburg Times liked the glossy paper and will be eating the cost of the upgrade going forward. He stated that the printer now has the option of printing addresses directly on the newsletter and has agreed to hold the cost for mailing them out to less than what we are currently paying for postage. It would also cut the processing time down. The Board granted approval to let the printer mail out the newsletter.

TENTH ORDER OF BUSINESS

Staff Reports

A. Maintenance Manger

Mr. Fletcher informed the Board that Mr. Kubler is currently in the hospital and may not be available to work this weekend to cover the scheduled times for attaining the new ID cards. The Board directed Mr. Fletcher to be available should this occur, since the times have already been advertised.

B. District Manager

Mr. Brizendine provided a brief overview of the financial summary report, stating that the District has collected all of the funds placed on the tax roll, along with some additional funds from late fees, etc. He stated that even though the District was over budget for this month, he still anticipates that the District will be under budget for the year.

Mr. Brizendine sought and received authorization to renew the PACA membership.

Mr. Brizendine asked that the Board accept the Financial Audit from Grau and Associates for the last fiscal year, stating that it was a clean audit with no findings. A brief discussion ensued.

On a Motion by Ms. Battistoni, seconded by Ms. Williams, with all in favor, the Board of Supervisors accepted the Fiscal Year 2009/2010 Financial Audit and authorized Staff to submit it to the appropriate governmental entities for Ballantrae Community Development District.

ELEVENTH ORDER OF BUSINESS

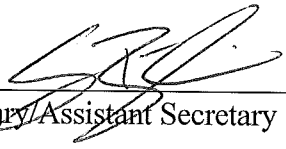
**Supervisor Requests and Audience
Comments**

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

TWELFTH 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 8:35 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice-Chairman