
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, August 8, 2011 at 6:33 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
Steve White	Board Supervisor, Assistant Secretary
Jenny Williams	Board Supervisor, Assistant Secretary
Rich Levy	Board Supervisor, Assistant Secretary <i>(via speakerphone)</i>

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Bill Fletcher	Field Manager
Artie Crouse	Representative, Greenbriar Landscaping <i>(joined the meeting in progress)</i>

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 representative from Prevention Plus Health Screening provided a brief presentation on the Health Screening Program that they would like to initiate at the Clubhouse on a weekday roughly between nine and four depending on the number of scheduled appointments, etc. She stated that the program is a for-profit program that provides six different types of ultra sounds checking for various conditions. A brief discussion ensued regarding the fees associated with the program and scheduling. It was decided to charge a flat fee of \$100 to use the room for a day plus the standard deposit of \$150 that would be refunded providing the room is not damaged during the event. It was stated that the preference would be to have two checks issued, so that the check for the deposit can just be returned if appropriate after the event. Mr. Flateau provided the representative with the contact information for advertising the event in the community newsletter.

On a Motion by Ms. Battistoni, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved a one-day rental of the clubhouse by Prevention Plus Health Screening at a flat rate of \$100 to be scheduled with Mr. Fletcher for Ballantrae Community Development District.

THIRD ORDER OF BUSINESS

District Counsel & District Engineer Reports

Mr. Fleteau stated that there was no reason for either District Counsel or District Engineer to attend tonight's meetings. However, a request was made that Greenbriar attend the meeting and they did not respond to the request. A brief discussion ensued regarding a note on the report relating to irrigation and concerns with ensuring that the irrigation system is functioning appropriately and in compliance with the District's SWFWMD variance. It was stated that Greenbriar has been requested repeatedly to address the issues, but they have yet to do anything. A request was made that Greenbriar provide a detailed outline of the work completed to address the times each system runs as well as ensuring that the rain sensors are working appropriately.

Another discussion ensued regarding issues with the hydroseeding program that was completed and concerns with specific areas that are not growing and a different type of grass that is growing in other areas than what was supposed to have been planted. Mr. Fleteau shared information garnered from Chris Dewey, of the Pasco County Extension Office, relating to the components of the hydroseed mixture and the process. He stated that he walked the area with Mr. Dewey and learned that 20-days out there are no areas of Argentina Bahia growth showing and the areas showing growth are actually Pensacola Bahia, which is what was originally planted. OLM has indicated that the germination period is 30 days and not the 2 weeks that was discussed when the program was being considered by the Board. It was noted that the 30-day point will be this weekend, so it is unlikely that much more growth will occur during the extended germination period that OLM gave as an explanation for why growth has yet to occur.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meetings held on June 30, 2011 and July 11, 2011

On a Motion by Ms. Battistoni, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meetings held on June 30, 2011 as presented for Ballantrae Community Development District.

A brief discussion ensued regarding the statement made in the minutes from the July meeting relating to all of the assessments having been collected. Mr. Brizendine explained that all of the funds placed on the tax roll have been collected as a result of the tax certificates sales and late fees, etc. However, there still could be assessments that have not been collected on foreclosed homes.

On a Motion by Ms. Battistoni, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meetings held on July 11, 2011 as presented for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

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

A brief discussion ensued regarding the invoice from Amazingly Clean, OLM repairs, Central Concrete, and whether the final bill from Mr. Addison had been received. It was noted that the District has not received the settlement payment to date.

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 June 1-30, 2011 totaling \$87,492.23 for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Old Business

On a Motion by Mr. White, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors recessed the regular Board meeting at 7:03 p.m. for Ballantrae Community Development District.

**Public Hearing on Fiscal Year 2011/2012
Final Budget**

On a Motion by Ms. Williams, seconded by Mr. White, with all in favor, the Board of Supervisors opened the public hearing on the Fiscal Year 2011/2012 Final Budget for Ballantrae Community Development District.

It was noted that there were no members of the general public in attendance.

Mr. Flateau led discussions regarding the revised preliminary budget based on the direction given him last month by the Board regarding funds currently sitting in reserve funds and the establishment of various accounts for funds earmarked for specific purposes, such as a Park Development Fund. The goal being to allocate expenditures for funds being collected in the next fiscal year rather than carrying funds forward year after year. Mr. Flateau reviewed the changes to the budget that he is proposing which will bring the expenditures down to a level that does not require the use of carry forward funds to balance the budget. Mr. White sought clarification on what was being done with the \$150,000 that was showing as carry forward funds in the original preliminary budget. It was explained that the funds were being set into a separate account (bill payment reserve) for the purpose of covering the two months of expenses between when the fiscal year begins and revenue starts to be collected on the tax bills. A brief debate occurred regarding the best way to reflect the movement of funds to the reserve accounts, specifically the \$150,000.

Mr. White recommended that the funds be moved in this fiscal year rather than in the 2011/2012 budget and be reflected as a transaction this year on the general ledger. Mr. Brizendine stated that the transfer would be reflected in the monthly financial statement and it would take a motion by the Board to utilize any of the funds in the various accounts. Further discussion ensued regarding the Bill Payment Reserve Fund. It was stated that by placing the funds in a separate account there is the option of earning limited interest on the funds rather than earning no interest should it remain in the general fund that has to remain liquid all year.

On a Motion by Ms. Battistoni, seconded by Ms. Williams, with four in favor and one against (Steve White), the Board of Supervisors approved establishing the four accounts as recommended by Mr. Flateau for Ballantrae Community Development District.

(Mr. Crouse joined the meeting in progress.)

On a Motion by Ms. Williams, seconded by Mr. Levy, with all in favor, the Board of Supervisors closed the public hearing on the Fiscal Year 2011/2012 Final Budget for Ballantrae Community Development District.

On a Motion by Mr. White, seconded by Ms. Williams, with all in favor, the Board of Supervisors reconvened the regular Board meeting at 8:07 p.m. for Ballantrae Community Development District.

Mr. Brizendine reviewed Resolution 2011-06 adopting the budget and asked for a motion to approve.

On a Motion by Ms. Battistoni, seconded by Ms. Williams, with four in favor and one against (Steve White), the Board of Supervisors approved Resolution 2011-06, Adopting the Fiscal Year 2011/2012 Operational Budget totaling \$899,116 as discussed for Ballantrae Community Development District.

Mr. Brizendine reviewed Resolution 2011-07, imposing the assessments to fund the budget. He provided a breakdown of the assessments to be collected by product type.

On a Motion by Mr. White, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved Resolution 2011-07, Imposing Assessments and Certifying an Assessment Roll for Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of New Business

**Consideration of Resolution 2011-08,
Setting the Meeting Schedule for Fiscal
Year 2001/2012**

A brief discussion ensued regarding adjusting the regular meeting schedule of the first Monday of each month based on holidays in January, July and September.

On a Motion by Mr. Levy, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved Resolution 2011-08, setting the meeting schedule for Fiscal Year 2011/2012 as the first Monday of each month at 6:30 p.m. (with the exceptions of the months of January, July and September when the Board will meet on the second Monday) at the Ballantrae Community Center, located at 17611 Mentmore Boulevard, Land O'Lakes, FL 34638 for Ballantrae Community Development District.

Discussion with Greenbriar Landscaping

Mr. Crouse responded to Board questions regarding irrigation, concerns with the lack of growth in sections that were hydro seeded, and landscaping issues noted by the Supervisors. He stated that he was planning to inspect the seeded areas with the individual, who did the seeding the next day and would contact Mr. White with the time of the inspection so that he could join them. Mr. Crouse stated that the timers need to be adjusted if there is a power outage as they automatically reset to 12:00 a.m., but unless he is notified of that power outage he would not be aware of an issue. Mr. Fletcher was directed to contact Mr. Crouse via email when ever there has been a power outage in the community. A request was also made that the monthly report to the Board, contain the responses from Greenbriar to provide them with the opportunity to dispute any of the findings listed.

(Mr. Crouse left the meeting.)

The Board discussed Mr. Crouse's responses and expressed concern with some of them; such as, the extension of the time it will take for germination to occur. Mr. Brizendine confirmed that he would not be able to share any personal opinions that Mr. White reports back to him after the walk through the next day. However, he could share factual information with the rest of the Board.

It was decided that the invoices will not be processed until such time as grass is growing in all areas. A question was raised as to whether a motion should be made authorizing Staff to insist that the process be repeated if the inspection warrants it. Mr. White stated that Mr. Crouse's position is now that it will take six to eight weeks and based on this, it would be too soon to make this request.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Maintenance Manger

Mr. Fletcher confirmed that the signs in Aryshire have been removed. A brief discussion ensued regarding the status of the Zumba classes and it was noted that Corrina Wells contacted Mr. Brizendine to inform him that she was discontinuing her classes.

Mr. Fletcher provided a brief update on the status of converting the access cards to ID type cards, explaining that he has only issued about 400 cards so there are still a large number of residents who have not updated their cards. It was stated that a notice would be placed in the newsletter informing the residents that the old cards would be locked out a couple of weeks after Labor Day.

B. District Manager

Mr. Brizendine reviewed potential sites for a dog park and pros and cons with each of the possible options. A brief discussion ensued regarding potential issues such as parking. It was decided that there really isn't a good location and therefore the Board would not be taking action to approve a dog park in the near future.

NINTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Mr. White stated that he is still not seeing much growth in the aquatic plants on the big pond and a brief discussion ensued. The possibility of transplanting some of the bigger plants from other ponds that appear to be overgrown was put forward. Parking issues involving police vehicles were also discussed.

A brief discussion ensued regarding posting entry signs stating to "Welcome to Ballantrae" along Mentmore Boulevard. Mr. Brizendine stated that the District would need to obtain a Right of Way Use Permit from the County before they could be installed.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Williams, seconded by Mr. White, with all in favor, the Board of Supervisors adjourned the meeting at 9:08 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman