
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, September 12, 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

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Tonja Stewart	District Engineer, WilsonMiller Stantec <i>(joined the meeting in progress)</i>
Artie Crouse	Representative, Greenbriar Landscaping

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

It was stated that District Counsel had nothing new to report and was therefore not in attendance.

Mr. Flateau stated that Ms. Stewart was attending another meeting but would be calling in after that meeting to determine if her presence was required.

THIRD ORDER OF BUSINESS

**Discussion with Greenbriar Regarding
Landscaping Issues**

Mr. Crouse responded to other landscaping concerns throughout the community; such as, the lack of the Jasmine on the east side of Ballantrae Blvd., the bottle brush along the fence line on Ayrshire, the appearance of the wax myrtles near where the culvert work was just completed, and the oak trees in the median at the entrance to Ballantrae Boulevard. A brief discussion ensued regarding concerns with the landscaping at the front entrance. Mr. Crouse will provide a proposal to remove the oak trees and a separate proposal to replace the trees with something else, as well as, a revised design plan. A request was made to determine how the removal of the trees would impact the existing landscaping.

Mr. Crouse spoke regarding the hydro seed report that was provided to management and informed the Board that additional seed was scheduled to be applied near the lift station. He stated that the other areas are looking better. Mr. Flateau expressed his disagreement with items contained in the report based on his findings from the research from the sources that he was referred to by OLM, Chris Dewey, and District Management. He stated that he also reviewed the audio minutes from the March meeting when the proposal was discussed and there was no indication that the process would take as long as it is taking. Mr. Flateau stated that all of his research shows that seed density relates to site preparation and questioned whether Mr. Crouse felt that the balance utilized for this project was correct. Mr. Crouse defended the procedure used and the growth that has occurred. He stated that Greenbriar is going to work on the issues until the Board is satisfied. A brief discussion ensued regarding the inconsistent results and concerns with approving hydro seeding in a larger area next year based on current issues. The Board requested that Mr. Crouse's boss attend next month's meeting. Further discussion ensued on the topic. A suggestion was made to obtain a different vendor for next year's project and possibly break it up into segments.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Meetings held on August 8,
2011**

<p>On a Motion by Mr. White, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meetings held on August 8, 2011 as presented for Ballantrae Community Development District.</p>
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FIFTH ORDER OF BUSINESS

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

Mr. Brizendine confirmed that there would be one more invoice from Mr. Addison and the settlement has been received. A brief discussion ensued regarding the water invoice for the water line at the gazebo.

On a Motion by Mr. Levy, seconded by Mr. White, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures paid for the period of July 1-31, 2011 totaling \$65,236.20 for Ballantrae Community Development District.

SIXTH ODER OF BUSINESS

Business Items

A brief discussion ensued regarding the holiday lighting. A request was made to have the vendor attend the October meeting and bring pricing based on what was done last year, as well as, separate proposals to add lighting on the whole median island at the entrance, the clubhouse, and the clubhouse gazebo.

Mr. Flateau requested an update on the status of the welcome signs on Mentmore and Ms. Battistoni stated that she is still working on the project.

A brief discussion ensued regarding the number of Zumba classes being held at the clubhouse.

Mr. Flateau led discussions on distribution of the newsletter. He stated that there are only a handful of residents that have expressed an interest in getting the newsletter electronically. The current vendor who charges \$300 per edition can pull those addresses off the mailing list. Express Press, who prints the newsletter has the ability to print the addresses directly on the newsletter and can mail them out at a cost of \$90 an edition. However, their permit does not allow them to pull the addresses. It was decided to utilize Express Press and send emails to the individuals desiring electronic copies.

Mr. Flateau inquired as to how long the Board would like to continue to have pool monitors. Following a brief discussion, it was decided to make October 2nd the last day. Mr. Flateau also informed the other members of the Board that approximately 500 of the new ID cards have been issued to date, but that the old cards have now been deleted from the system. Therefore, any residents who have not taken steps to obtain the new cards will be forced to do so now.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Ms. Stewart reported on the results of the recent inspections of the ponds, stating that it is going to be necessary to thin out the plants in some of the ponds and move them to other ones where the growth was not as successful. She explained that while the thick growth in some areas is beneficial to the water quality, it is not esthetically pleasing and given the rate of growth in those areas, it may need to be done on an annual basis. Ms. Stewart stated that in speaking with Mr. Smith, he has indicated that the plants are working in terms of improving the water quality in the ponds and have reduced the amount of chemicals that need to be applied to them. Discussion ensued regarding the grasses growing in some ponds and Mr. Stewart stated that she would follow-up on that matter.

Ms. Stewart provided an initial evaluation of the Boards plan for park development. She stated that the current community center has 41 parking spaces, but based on recent changes to these requirements should have 47. If the Board decides to add a 2500 square foot building it will require a minimum of 56 parking spaces. Ms. Stewart reviewed a recommendation to place the new building north of the tennis courts, explaining that there are existing sewer and water lines in the area that will need to be moved. Ms. Battistoni put forward her recommendations on location and further discussions ensued regarding obtaining an architect to design the building, potential costs, and timing of construction. It was stated that construction would depend on the projected costs as the District is looking to pay for the project out of funds being saved in the park development account. Mr. Brizendine stated that it might be necessary to go through an RFQ process to select an architect and he would check with District Counsel to confirm. Initial cost estimates were between \$300,000 to \$350,000 and would ultimately depend on how lavish the Board wants the facilities to be. It was noted that the Board is looking for nice but not extravagant.

A brief discussion ensued regarding the ADA requirements and Ms. Stewart indicated that she would have a plan ready for the Board at the October meeting.

B. District Manager

Mr. Brizendine provided a brief overview of the financial report. He stated that District Staff is in the process of setting up the accounts for the various funds approved during budget discussions and he expects the monies to be transferred as current assessments come in from the tax collector's office..

EIGHTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

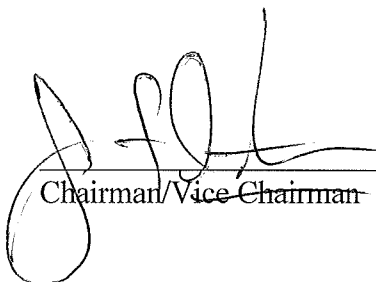
No further Supervisor requests were made and there were no members of the general audience in attendance.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Levy, seconded by Mr. White, with all in favor, the Board of Supervisors adjourned the meeting at 8:30 p.m. for Ballantrae Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman