
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, January 9, 2012 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
Jenny Williams	Board Supervisor, Assistant Secretary
Rich Levy	Board Supervisor, Assistant Secretary
Steve White	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Bill Fletcher	Field Manager
Peter Lewis	Representative, Signs Now
Paul Woods	Representative, OLM

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

Presentation by DCSI

This item was tabled until the February meeting.

THIRD ORDER OF BUSINESS

Discussion with "Signs Now"

Mr. Lewis from "Signs Now" provided a brief overview of the history of his company and a couple of samples of signs that his firm has designed for other Districts. He noted that the signs would be virtually indestructible from weather, but could be damaged in a car accident or by someone vandalizing them with spray paint. He stated that based on initial discussion regarding what the District is looking for, he opined that County permitting would require a monument style sign.

Mr. Lewis estimated that the cost to install two one-sided signs stating "Welcome to Ballantrae" with the District logo on them would run between \$3,800 and \$7,600 depending on whether or not the Board wanted to incorporate the stone façade on the clubhouse. A brief discussion ensued with no Board action being taken at this time.

FOURTH ORDER OF BUSINESS

Discussion with OLM

Mr. Flateau led discussions with Mr. Woods regarding ongoing issues with Greenbriars' performance and the District's option to go out to bid for a new contractor. It was noted that the agreement with Greenbriar was for a three year term that would expire on December 31, 2013; however, the District does have the option to terminate the contract without cause. It was further noted that the contract amount falls below the threshold mandating that the bid process be bid out publicly and the District does have the option to only invite firms it would like to have bid on the project.

A lengthy discussion ensued regarding the declining performance that has been observed over the past few months. Mr. Woods stated that the average score over the past eleven months has been 88.09% and a passing score is 87%. He has noted concerns with overall grooming, repeat items, and fertilization issues and Greenbriar has not responded to his satisfaction. They are not providing the required reports as mandated per the contract and the new account manager has not been effective in improving the quality of services as promised. Mr. Woods confirmed that their performance in other communities has declined as well.

Mr. White expressed some concern with having OLM handle the bid process as they recommended going with Greenbriar last time. He stated that he would like to see less special projects and have the scope of service include more detail if they were to go out for bid. Ms. Battistoni requested that ant control be included in the new agreement. It was stated that the bid process would take approximately 45 to 60 days and the Board inquired as to whether the bid specs could be available for review at the next meeting. Mr. Woods indicated that they could be.

On a Motion by Ms. Battistoni, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved starting the bid process to obtain a landscape maintenance firm for Ballantrae Community Development District.

Mr. Woods informed the Board that he would be on site January 20th, along with Tom Rohrer, who will be taking over the inspections going forward. It was noted that the inspections are changing to the fourth Wednesday of the month and Ms. Battistoni would be attending the February inspection. A request was made that a copy of the December inspection be emailed to the Board.

A brief discussion was held regarding OLM's proposal to handle the bid process for the District.

On a Motion by Ms. Battistoni, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved the proposal from OLM totaling \$3,000 to manage the landscape bid process for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Flateau stated that the Ballantrae HOA will be increasing enforcement of parking based on a letter sent from the Straiton HOA's attorney to the Ballantrae HOA's attorney asking that they enforce towing. He expressed concern with the potential for increased parking on CDD common areas as a result and has asked District Counsel to provide an agreement that would authorize the HOA to tow from these areas on behalf of the District. Mr. Robin will be providing an agreement for Board approval at the next meeting.

B. District Engineer

Mr. Flateau stated that the pool lifts have been installed but there is an issue with the covers. Ms. Stewart has been in contact with the vendor and will follow-up on the matter. He stated that Ms. Stewart and Mr. Fletcher are continuing to work on the issue of the playground mulch, but have determined that the required depth of the mulch within the fall area is twelve inches with the outer areas only requiring a depth of three inches.

Mr. Brizendine stated that Ms. Stewart informed him that the SWFWMD permits have never been transferred to the District from M/I Homes and she will be working with them to facilitate the transfer.

SIXTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on December 5, 2011

On a Motion by Ms. Williams, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on December 5, 2011 as presented for Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for November

There were no questions regarding any of the expenditures included in the report

On a Motion by Mr. White, seconded by Ms. Williams, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures paid for the period of November 1-30, 2011 totaling \$59,030.67 for Ballantrae Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposals to Replace
Oaks in the Median at the Main Entrance**

A brief discussion was held regarding the type of trees that the Board was looking to have installed and the need to have the 3 stumps removed. A request was made to have Staff obtain pricing from Cavall's Tree Service to remove the stumps and replace with either Hollies, Crape Myrtles or other similar species that would enhance the landscaping in the front median. Mr. Brizendine stated that he would have the proposal available for the next meeting.

NINTH ORDER OF BUSINESS

Staff Reports

A. Field Manager

Mr. Fletcher stated that Deputy Toner has requested use of the clubhouse at the resident rate. Following a brief discussion, it was decided that the resident rate should be given to any law enforcement or emergency service providers as a courtesy.

On a Motion by Ms. Battistoni, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved allowing law enforcement or other emergency service providers to rent the clubhouse at the resident rate of \$25.00 for Ballantrae Community Development District.

A brief discussion was held regarding whether or not the Board wanted maintenance staff to continue to complete the maintenance logs. It was decided that it was not necessary at this time.

B. District Manager

Mr. Brizendine provided a brief overview of the Financial Status Report, stating that the District has collected \$824,491 or 92 % of the tax roll assessments through December. The District was under budget for the month of November, and updated the various cash account balances. He also confirmed that the four fund accounts that the Board authorized for the fiscal year have been opened and fully funded.

TENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**


Mr. Flateau stated that he received a request for the Straiton HOA that the CDD paint the pool cabana at the same time that they are painting the townhomes. Following a brief discussion, it was decided that Mr. Flateau should let the President know that when the HOA is ready to go out to bid for the project they should obtain a separate price for the cabana. Mr. Brizendine stated that he would obtain specs from Certa-Pro for the cabana that can be provided to the HOA.

There were no members of the general audience in attendance.

ELEVENTH 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 8:25 p.m. for Ballantrae Community Development District.


Assistant Secretary
Chairman/Vice Chairman