
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 **Wednesday, October 3, 2012 at 6:30 p.m.** at the Ballantrae Community Center, located at 17611 Mentmore Boulevard, Land O'Lakes, and FL 34638.

Present and constituting a quorum:

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

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Bill Fletcher	Field Manager
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Flateau called the meeting to order and. Mr. Brizendine read the roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

Audience comments were entertained, which were HOA related concerns. Contact information was provided to the audience for the HOA so the residents could bring their HOA related concerns to the proper authority. The Board did address the matter of a tree behind one resident's home, with branches that are rubbing against the house, by asking management to contact Cornerstone to look at the tree and determine if it is safe and just needs to be trimmed or more extensive work is required.

THIRD ORDER OF BUSINESS

Discussion with DCSI Regarding Security Cameras

It was noted that Mr. Ciccarello was unable to attend tonight's meeting and asked if there was any discussion regarding the proposals that were provided. Concern was expressed by both Mr. Flateau and Mr. White with the pricing for the warranty. Following, a brief discussion, it was decided to obtain additional proposals from at least two other firms.

FOURTH ORDER OF BUSINESS

District Counsel and District Engineer Reports

A. District Counsel

Mr. Flateau stated that there was nothing new to present from District Counsel.

B. District Engineer

It was stated that the pond inspection has been scheduled for Friday, October 5, 2012. Mr. Flateau provided a map that he feels would be more user friendly on the inspection than the one provided by Ms. Stewart which has numerous notes on it that when reduced to an 8 1/2 by 11 sheet would be illegible. He stated that the back of his map has areas for comments on each of the ponds. He stated that the plan is to provide the Board with the map and comments after the inspection so everyone has the opportunity to review the assessments/suggestions from Mr. Smith and Ms. Stewart and be prepared to discuss at the next meeting. It was noted that Mr. Fletcher would make himself available to take any of the Board around the ponds if so desired. It was also noted that the inspection will take approximately three and a half hours to complete.

FIFTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meetings held on September 10, 2012

Mr. Flateau stated that he was the one who made the recommendation that DCSI re-work the original proposal and not Mr. White.

On a Motion by Mr. White, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on September 10, 2012 as amended for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for August

It was noted that the invoice from Certa Pro was paid and a brief discussion ensued regarding the missed areas. Mr. Flateau emphasized the need to get Certa Pro back out to finish the job.

87 A brief discussion ensued regarding the basketball court repairs and the need to have
88 Cornerstone include proposal numbers on the invoices or at least details as to where and what
89 project has been completed. Mr. Brizendine stated that he would email the specifics on the invoice
90 in question out to the Board.
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On a Motion by Ms. Williams, seconded by Mr. Levy, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures paid for the period of August 1-31, 2012 totaling \$97,574.63 for Ballantrae Community Development District.

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93 **SEVENTH ORDER OF BUSINESS**

Consideration of Old Business

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95 Mr. Flateau stated that he was contacted by the Straiton HOA President relative to the
96 parking issues, informing him that they have come to the conclusion that removing the dumpsters
97 would not add additional parking spaces. They have decided to reserve half of the spaces for
98 residents and half for overnight guests, which essentially provides two spaces per household. The
99 additional spaces will be assigned via a lottery for residents that have three registered vehicles at
100 their address. The plan is now being reviewed by their attorney, but once approved towing will
101 begin without warnings being issued.

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103 **EIGHTH ORDER OF BUSINESS**

**Consideration of Renewing Agreement
with Goodwill**

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106 Mr. Brizendine stated that this relates to the semi-annual garage sale and authorization for
107 Goodwill to leave a truck on site providing residents the opportunity to donate their left over items.
108 It was noted that Goodwill has provided the necessary insurance waivers, etc.
109

109

On a Motion by Mr. Levy, seconded by Mr. White, with all in favor, the Board of Supervisors renewed the agreement with Goodwill to provide a truck for the garage sale for Ballantrae Community Development District.

110

111 Mr. Flateau informed the Board that two new people were just elected to the HOA Board
112 and the Board has been advised of the procedures discussed last month for use of the clubhouse by
113 the HOA, including the need to try and come before the Board at least 60 days prior to an event
114 being held and the need to provide insurance waivers.

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116 **NINTH ORDER OF BUSINESS**

Staff Reports

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118 A. Field Manager
119 No Report

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121 B. District Manager

122 Mr. Brizendine provided a brief overview of the August financial report, stating that the
123 District did not collect any additional funds in August. He reviewed the balances in the
124 various accounts and projections for the end of the fiscal year. A brief discussion ensued.

Mr. Brizendine informed the Board that Mr. Flateau and Ms. Battistoni are running unopposed for the November election and therefore their new terms would begin on November 20th.

TENTH ORDER OF BUSINESS

Supervisor Requests

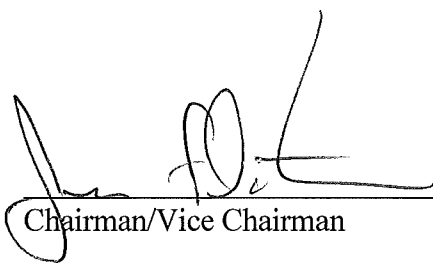
Mr. White thanked Mr. Fletcher for cleaning up the ~~brusted concrete~~ *concrete spill*

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 7:10 p.m. for Ballantrae Community Development District.


Assistant Secretary


Chairman/Vice Chairman