
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, November 5, 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
Amanda Battistoni	Board Supervisor, Vice Chairman
Jenny Williams	Board Supervisor, Assistant Secretary
Steve White	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 in progress)</i>
Tony Smith	Representative, American Ecosystems
Daniel Ciccarello	Representative, DCSI
Rob Cirillo	Representative, Securiteam
Tom Swain	Representative, Envera
Bill Fletcher	Field Manager

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. Mr. Flateau requested that the Board consider the proposals for security cameras first.

SECOND ORDER OF BUSINESS

**Consideration of Proposals for
Neighborhood Entry Surveillance**

Mr. Brizendine stated that at the last meeting the Board asked that he reach out to other firms to obtain additional proposals for the security cameras. He stated that he invited representatives of the various firms to attend the meeting and make a brief presentation and respond to any questions that the Board might have. Presentations were given in alphabetical order.

Mr. Ciccarello, from DCSI, reviewed his proposal to install two high resolution, light intensive cameras at each entrance and a license plate camera at each of the village entrances. He stated that he provided pricing for an additional license plate camera for the exit gates as well. Mr. Ciccarello stated that the system is a local set-up that requires access to the recorder via a lap top from each site. He responded to Board questions regarding pricing, brand, and location of installation, stating that the cameras will be mounted under the eaves on the neighborhood monuments with the recorder located on the back side of the monument. He confirmed that the pricing is \$3,489.67 per neighborhood with the option of a monthly maintenance program at an additional \$45 per month, per entrance. A brief discussion ensued regarding the reasoning behind installing a second license plate reader at the exits. It was noted that the additional camera would be an additional \$900 per entrance.

Mr. Swain, from Envera, reviewed his proposal, stating that his recommendation, based on the lane widths, would be to install three license plate cameras and two regular cameras to ensure that vehicles are captured in each lane. He explained that the proposal includes boring under the road to install lines to both sides of the road and installation of a waterproof housing unit for the DVR and/or modem should the Board decided to utilize the monitoring service that is available through his firm. The DVR would have the appropriate frame rate to capture the video of moving vehicles. Mr. Swain confirmed that the monthly maintenance and warranty contract includes parts and labor, as well as equipment upgrades as they become available, but does not cover vandalism damage. He stated that should the Board choose to have the system monitored by his firm that daily tests would be run to ensure that each camera and system is working properly.

(Ms. Stewart joined the meeting in progress)

Mr. Cirillo, from Securiteam, stated that his proposal also includes three license plate cameras and two regular cameras per entrance. He explained that his firm includes fans and surge protectors in the enclosures to protect the DVR and extend its life. The DVR itself is a hybrid model that is capable of accepting video from the HD cameras of the future. Mr. Cirillo stated that he did not provide pricing for monitoring the system as it was not requested, but his firm does have experience with and could provide it if desired. He confirmed that installation of his system would not require boring under the road and the regular camera that he is recommending does come with a five year warranty that includes vandalism. A brief discussion ensued regarding pricing for the cameras and monthly service fees and it was noted that modems would need to be added to the pricing in order for Securiteam to monitor the system.

Ms. Battistoni recommended that costs for fiber optic lines be obtained before making a decision. Mr. Flateau stated that they will also need authorization from the County before the systems can be installed and recommended that the matter be tabled until next month. It was noted that pricing needs to be obtained from DCSI and Securiteam for monitoring and DCSI needs to include an updated cost for the third license plate camera and DVR that can accept the additional camera. Mr. Flateau stated that the individual proposals will not be provided to the other firms until after a decision is made.

A brief discussion ensued regarding the need for the exit license plate reader on the interior entrances as the vehicle has to exit from one of the main entrances at some point or even the need for entry license plate videos.

THIRD ORDER OF BUSINESS

Review of Pond Evaluation Report

Ms. Stewart distributed maps of the ponds throughout the community for use during discussions. Mr. Flateau recommended that the Board discuss each pond individually and make recommendations as to what it would like to see happen with each one and then possibly provide the information to the residents in the newsletter and obtain any input that they might have regarding the ponds. He sought and received clarification from Ms. Stewart regarding her notations regarding plants spreading into low areas (as a result of excavation issues) and the number of littoral shelves. Mr. Smith and Ms. Stewart responded to Board questions regarding the use of Club Rush versus Pickerel Weed and concerns with plant growth in the various ponds. It was noted that the Board as a whole does not like the Club Rush and would like at the very least to have it substantially thinned out or removed in some ponds. The Board acknowledged the benefits of the plants as far as bank stabilization and water quality go, but expressed the desire to preserve the esthetic look of the ponds for the benefit of the residents. Options for control of the growth in the ponds were discussed, along with potential complications that might arise as a result of the proposed treatments. Mr. Smith stated that he can do whatever the Board wants in any of the ponds, when water levels are appropriate, but it could be a recurring issue. Ms. Stewart and Mr. Smith briefly touched on the federal and state regulations that will be coming into play and the advantage that Ballantrae has as a result of its proactive actions.

Further discussion ensued regarding addressing the issues and the possibility that some of the concerns residents have might be resolved through education and reassuring them that a plan is going to be put in place to control the growth. No Board action was taken to finalize a plan at this time. Ms. Stewart stated that she will provide a list of ponds that are shallow where the plants may cover the ponds if not controlled. It was stated that the pond report will be posted on the website for review by residents.

FOURTH ORDER OF BUSINESS

District Counsel and District Engineer Reports

A. District Engineer

Ms. Stewart updated the Board on the status of the ADA pool lifts, stating that there was a defective batch of circuit boards that were shorting out and causing issues with the lifts but they have all been replaced and the lifts appear to be working properly at this time.

B. District Counsel

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

FIFTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meetings held on October 3, 2012

Two minor changes to the minutes were requested and Mr. Brizendine stated that he would see that they are made.

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 meeting held on October 3, 2012 as amended for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for September

A brief discussion ensued regarding various invoices.

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 September 1-30, 2012 totaling \$69,196.93 for Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Conference Phone System

Mr. Brizendine stated that Mr. White had offered to provide a proposal for a conference phone system and Mr. White stated that he had not had a chance to look into this. Mr. Brizendine provided a proposal for a two mic system and Mr. White stated that he does not think a two mic system will work given the acoustical issues. Ms. Battistoni stated that she now has the acoustical issue on her agenda and will be providing information shortly. A brief discussion regarding possible solutions ensued.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Field Manager

Mr. Fletcher stated that the holiday lighting is in the process of being installed. He confirmed that maintenance staff will be installing lights on the village entrances.

B. District Manager

Mr. Brizendine provided a brief overview of the September financial report, stating that the District did not collect any additional funds in September. He stated that staff updated the graph to include only the administrative and field operating expenses which allows for more accurate tracking of where the District stands in comparison to the budget. The last page shows the actual expenses through September, with a line that address the transfers to the various funding accounts. A brief discussion ensued.

Mr. Brizendine informed the Board that UPS would like authorization to place a pod and golf cart in the parking lot during the holiday season to assist with the increased level of deliveries. Basically they would like to rent the space from the District for eight weeks at a rate of \$25 a week plus \$2 a day for the golf cart for a total income of \$308 for the District. They will be providing insurance and cover any damages of District property that may result from the use of their equipment.

On a Motion by Mr. White, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved the UPS Agreement pending District Counsel approval for Ballantrae Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests


Ms. Battistoni sought clarification on the discrepancy in pricing of the security proposals and a brief discussion ensued.

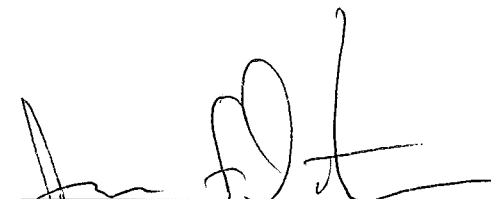
Mr. White presented a proposal to rotate the Board officers after the election. Mr. Brizendine explained that the new terms actually begin on November 20th. Mr. White stated that the goal would be to share the responsibility of being Chairman and keep all Supervisors equally informed and familiar with the operations of District Management, District Counsel, District Engineer, and various vendors. Ms. Battistoni stated that she has no interest in serving as Chairman as she does not have time to devote to the position. Other Supervisors agreed that they also do not have interest in serving as Chairman. A brief discussion ensued, with no Board action being taken.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. White, seconded by Mr. Levy, with all in favor, the Board of Supervisors adjourned the meeting at 9:20 p.m. for Ballantrae Community Development District.


Assistant Secretary


Chairman/Vice Chairman