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

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Tonja Stewart	District Engineer, WilsonMiller, Stantec
Tony Smith	Representative, American Ecosystems
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.

SECOND ORDER OF BUSINESS

Administration of Oath of Office

Mr. Brizendine stated that as a Notary in the State of Florida, he swore in Mr. Flateau and Ms. Battistoni prior to the meeting in order to establish a quorum.

THIRD ORDER OF BUSINESS

**District Counsel & District Engineer
Reports**

A. District Counsel

Mr. Flateau stated that there was nothing new to present from District Counsel; therefore he is not in attendance.

B. District Engineer

Ms. Stewart led discussions regarding various ponds that were proposed to have plant modifications and also noted that approximately six littoral shelves are in need of planting. The following recommendations were made: pond #27- remove the internal club rush mechanically during the dry season (it was noted that this pond, due to its size, is shallow and could become completely consumed by the club rush), pond #20 – remove vegetation manually south of littoral shelf and transplant the material to the littoral shelves needing planting (it was noted that this pond, due to its size, is shallow and could be completely consumed by the pickerelweed), pond #19 – American Ecosystems to chemically maintain rush and prevent it from encroaching into the deeper middle (it was noted that this pond did not contain a designed littoral shelf and, due to its size, was deeper than many of the community ponds which would naturally restrict the expansion of the club rush in the future), Pond #12 – remove some rush on the Eastern side along the homes (it was noted that this pond contains a designed littoral shelf that was planted with pickerelweed and its abutting slope contains no club rush, so the littoral shelf will remain in its existing condition for natural expansion of the plant material), and Pond #4 – Options were discussed such as manual removal of some of the rush, and installation of an aerator on the Northern side of the pond (it was noted that this pond was constructed shallower than designed and could be completely consumed by the club rush, these pond slopes are very close to the townhome structures, and it is difficult to control algae possibly due to the lawn treatment).

Mr. Flateau spoke briefly on an article that was in the St. Pete Times recently regarding new EPA regulations and a 20 page pamphlet that SWFWMD provided him on stormwater pond maintenance. He stated that the pamphlet has been posted on the community website. He emphasized that all of the material clearly indicates that State Law holds everyone responsible for the maintenance of the ponds. Following further discussion the following recommendations were made: Pond 2 –needs more aquatic plants because it holds more water, pond2A- leave as is or transplant some Pickerel from pond #20, pond 5 – needs to have the floating nuisance vegetation removed from the surface, pond #15 – Pickerel Weed to be planted in the summer, pond #4 – is a candidate for aeration to try to reduce the algae, as well as, discuss reducing lawn treatments with the HOA, pond 16 – remove the invasive growth on the pond bank, and Pond 21 – Littoral Shelf is half of the pond. Plant Pickerel Weed on the shelf pond perimeter and remove the Club Rush on the Eastern side of the pond.

Ms. Stewart stated that it would be February before work can start. She confirmed that she will prepare a report on the evening's discussions and forward it on to Mr. Brizendine for review and then forward to Mr. Flateau for inclusion in the updated pond report. The updated report will be posted on the website and residents given until January 31 to comment on the plan. Ms. Stewart will also email the Board with the material that was presented during the meeting.

(Ms. Stewart and Mr. Smith left the meeting)

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Meetings held on
November 5, 2012**

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on November 5, 2012 as presented for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

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

A brief discussion ensued regarding the tree that was installed at a cost of \$795. Mr. Brizendine stated that he would email the information out to the Board.

On a Motion by Ms. Battistoni, seconded by Mr. Levy, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures paid for the period of October 1-31, 2012 totaling \$76,984.44 for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Proposals for
Neighborhood Entry Surveillance
Cameras**

Mr. Brizendine stated that both DCSI and Securiteam provided updated pricing after last month's meeting and the revised proposals are behind tab three of the agenda packet. Mr. Flateau stated that he contacted the County regarding the installation of cameras on the County's right-of-way and obtained conflicting information; Traffic Control said no and the County Attorney said yes. The County Attorney's office explained that the information that was provided to Mr. Flateau from their Traffic Control Division was not consistent with the program that Ballantrae was proposing and therefore the CDD could move forward with the installation if desired. The only permitting that would be required is for the electricity. Following a brief discussion, the Board decided to go with the proposal from Securiteam without the maintenance or monitoring components at this time.

On a Motion by Ms. Battistoni, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the proposal from Securiteam as discussed for Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Options to Improve
Acoustics in the Clubhouse.**

Following a brief discussion, it was decided to table this matter until next month.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2013-01, Re-Designating Officers

Mr. Brizendine presented Resolution 2013-03, stating that it is a requirement after each election for the Board to elect its officers. He stated that currently Mr. Flateau serves as Chairman, Ms. Battistoni as Vice Chairman with the remaining Supervisors along with himself as Assistant Secretaries for signatory purposes. The Board indicated that it would like to keep the same structure.

On a Motion by Mr. Levy, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved Resolution 2013-01, designating Jim Flateau as Chairman, Amanda Battistoni as Vice Chairman, Steve White, Rich Levy, Jenny Williams, Scott Brizendine, and Eric Dailey as Assistant Secretaries for Ballantrae Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2013-02, Re-Appointing and Assistant Treasurer

Mr. Brizendine presented Resolution 2013-04, explaining that currently Shawn Wildermuth, who is the Controller for Rizzetta & Company serves as the Assistant Treasurer.

Mr. Brizendine explained that Rizzetta is recommending that Mr. Wildermuth be replaced with Joe Kennedy, who is the Accounting Manager and deals directly with the CDD's. He stated that Bill Rizzetta will still serve as the Treasurer.

On a Motion by Ms. Williams, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved Resolution 2013-02, naming Joe Kennedy as the Assistant Treasurer for Ballantrae Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

A. Field Manager

Mr. Fletcher stated that he received a request from a resident interested in renting the clubhouse Tuesdays from 3:30 pm to 4:30 pm starting next week to provide tutoring services. A brief discussion ensued regarding whether to treat the request as a business or not. It was decided that this would represent a business endeavor and would require a \$25 deposit with no rental fees. It was stated that the approval would be for a trial period of three months and be contingent upon District Counsel's approval.

On a Motion by Ms. Williams, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved use of the clubhouse Tuesday evenings from 3:30 pm to 4:30 pm for the next three months as discussed and pending District Counsel approval for Ballantrae Community Development District.

B. District Manager

Mr. Brizendine stated that he had nothing further to report.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

A brief discussion was held regarding the need to paint the stripes in the parking lot and the benches throughout the community. It was also noted that Cornerstone needs to treat for fire ants along Glenapp Drive and also near near the bus stop on Glenapp Drive.

TWELFTH 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 8:20 p.m. for Ballantrae Community Development District.


Assistant Secretary


Chairman/Vice Chairman