
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, March 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
Rich Levy	Board Supervisor, Assistant Secretary
Steve White	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Barb Harp	Senior Accountant, Rizzetta & Company, Inc.
Tonja Stewart	District Engineer, WilsonMiller, Stantec <i>(joined the meeting in progress)</i>
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.

SECOND ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Flateau stated that resolution 2012-01 is the same as what was presented to the Board last month. It was stated that Mr. Robin had asked that the resolution not be approved as it was not included on the agenda and he wanted to ensure that any individuals who might want to comment on it had the opportunity to do so. Mr. Flateau stated that the HOA had provided District Counsel with their comments regarding the towing agreement and he is comfortable that they are satisfied with the agreement and were provided ample opportunity to provide any comments they might have.

Mr. Levy inquired as to whether approving the resolution would preclude parking in restricted areas during big community events. It was stated that the Board has the authority to lift the restriction for specific events should it desire to do so.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved Resolution 2012-01, Adopting parking restrictions for Ballantrae Community Development District.

Mr. Flateau led discussions regarding the towing agreement, stating that the only change from last month was to add the HOA to the indemnity language on page two.

On a Motion by Mr. Levy, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved the Towing Agreement with the HOA for Ballantrae Community Development District.

Mr. Flateau stated that the association has contracted with PCMI Towing to tow vehicles in the community.

(Tonja Stewart joined the meeting).

Mr. Flateau informed the Board that he spoke with the County regarding what options the District has to stop parking in right-of-way areas and was told that they can plant landscaping that grows to a mature height of 2 feet without a permit and would be able to post "No Parking on Lawn" signs informing residents not to park in these areas to protect the landscaping. He stated that he spoke with the HOA regarding any restrictions they might have and was informed that their restrictions only apply to residential property and would not prevent the CDD from taking this step. He stated that he obtained recommendations from Chris Dewey regarding acceptable plants and asked that the report be mailed out to the Board for review. A brief discussion ensued.

B. District Engineer

Ms. Stewart updated the Board on the status of bringing the playground area into compliance with the new ADA guidelines, stating that it is not going to be necessary to extend the sidewalk to the northern swing set, as the law states that access must be granted to each type of equipment. She reviewed the proposal from Cheaper Mulch to remove the existing mulch and install the ADA mulch to the proper depths. A brief discussion ensued regarding the location and number of ramps needed and the possibility of using the existing mulch somewhere else in the community to reduce the cost.

On a Motion by Ms. Battistoni, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved the proposal from Cheaper Mulch totaling \$21,247 with the caveat that the price will be reduced based on the possibility that one of the ramps can be eliminated and any reduction for not disposing of the existing mulch for Ballantrae Community Development District.

Ms. Stewart spoke briefly regarding the needed repairs to the weir on Mentmore Boulevard. She stated that based on a recent inspection it does not appear that any additional damage has occurred by waiting for water levels to decline. Ms. Stewart asked that the Board not take any action on the proposal totaling \$8,793.16 until April as she would like to consider completing extra work since there are funds in the budget to cover them. A brief discussion ensued.

A brief discussion ensued regarding the proposal for aquatic planting. Ms. Stewart expressed concern with the number of plants proposed and whether it would be enough to plant the entire perimeter of the ponds or whether Mr. Smith is intending to just plant the Littoral Shelves. She stated that she would work with Mr. Smith regarding the locations where he plans to transplant plants and what ones he will be replacing at his cost based on over spraying by his staff. Ms. Stewart recommended that the planting not occur until July. The Board asked that Mr. Smith provide details on the plan at the next meeting.

Ms. Stewart stated that she asked to have an inspection of the stormwater outflow structures completed to ensure that they are functioning properly and was told that the water levels were too low at this time. Following a brief discussion, she stated that the cost to clean out each structure would be between \$3,000 and \$5,000 per structure. Mr. Flateau asked that an estimate be provided by May so that the project can be included in next year's budget.

Ms. Stewart left to inspect the playground area and came back to inform the Board that the second slide will need to be handicapped accessible as it is designed for a different age level. She also stated that the northern swing set can be made accessible without installing another ramp.

(Ms. Stewart left the meeting).

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Meeting held on February
6, 2012**

On a Motion by Mr. Levy, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on February 6, 2012 for Ballantrae Community Development District.

FOURTH ORDER OF BUSINESS

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

A brief discussion ensued regarding the Greenbriar invoices and whether they included the discount for failed inspections. It was stated that they did not. Mr. Brizendine stated that he would be addressing the last two Greenbriar invoices during his report.

On a Motion by Mr. White, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures paid for the period of January 1-31, 2012 totaling \$70,699.22 for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of New Business

**Request from Infant Swimming
Resources to Provide Swim Lessons**

It was stated that the program would be the same as the one that ran last summer.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved the Request from Infant Swimming Resources to provide swim lessons for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Old Business

**Further Discussion Regarding "Welcome
Signs"**

Mr. Brizendine provided a brief review of the discussions that have been held relating to the purchase of welcome signs for Mentmore Boulevard entrances to the community. The Board expressed its dissatisfaction with the proposals they had been presented with to date based on discussions held with the vendor and asked that additional ones be obtained from various companies. It was stated that they are looking for something on the scale of the entrance sign for Concord Station that was recently installed.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposal to Paint
Straiton Cabana**

Mr. Brizendine stated that he reviewed the proposal from Certa Pro in the amount of \$993.00 to paint the pool cabana in Straiton with the stucco being the brevity brown, the trim the roasted chestnut, and the doors black; which are the colors used during the painting project last summer. Mr. Flateau stated that he informed the HOA of the Board's decision not to allow them to paint one side of the cabana the same color that is being used for their painting project. Mr. Brizendine noted that the proposal only includes one coat of paint.

Following a brief discussion, it was decided to obtain another proposal that includes the second coat that contains the sealer, etc. It was noted that the inside of the restrooms were painted by staff last summer and did not to be redone at this time.

EIGHTH ORDER OF BUSINESS

Discussion Regarding Cavall's Tree Service Recommendation of Resident's Request

Mr. Brizendine stated that he spoke with Cavall's Tree Service regarding the Oak that is planted near the screened in lanai and they are more concerned with the proximity to the boundary wall, as the roots will eventually cause damage to the wall. Mr. Brizendine explained that the arborist does not recommend transplanting the tree as the process generally damages the feeder roots. The cost to cut and remove the tree and grind the stump would be \$120. The Board decided to obtain a report on the number of trees throughout the community that are planted in similar locations and an estimate of what it will cost to remove all of them.

NINTH ORDER OF BUSINESS

Preliminary Discussions of Landscape Proposals

A brief discussion ensued regarding concerns with the lack of detail in the specifications regarding the number of men who will be working on site, what fertilizer will be used, and the number of mowers that will be used. It was stated that OLM has recommended that the specs not require that much detail. Concern was also expressed regarding holding pay for failed inspections as it may cut the profit margins of the company, which may have created a snowballing affect with the current vendor. It was stated that the current process may be flawed and limit the quality of service that they obtain. It was noted that the Board is not limited to the lowest bidder and can consider the other firms based on the recommendations and personal observations on the quality of work of the various firms.

Mr. Brizendine stated that he was approached by the firms submitting bids regarding whether they could attend the meeting on the 19th to respond to any questions that the Board might have. He also stated that Mr. Woods has requested that the meeting start earlier as he has a conflict on that evening. Following a lengthy discussion, the Board decided not to invite the vendors to speak during the meeting and to move the meeting to 5:30 p.m. and ask that another representative attend in Mr. Woods place. Mr. Levy stated that he will need to call in to the meeting.

A question was raised regarding whether the District has ever considered maintaining its own landscaping and a brief discussion ensued. It was stated that there are other communities that do that, but it would require hiring someone licensed to handle fertilizer, etc.

TENTH ORDER OF BUSINESS

Staff Reports

A. Field Manager

Mr. Fletcher stated that he was approached by Pool Sure regarding the possibility of purchasing chemicals and automatic feeders for the pools.

Mr. Fletcher explained that they will cover the maintenance of the equipment and provide training. He stated that the chemical savings alone would be \$31 a month and there would be a savings from maintenance costs and Staff's time. The Board requested that a formal proposal and contract be obtained and presented at the April meeting.

Mr. Fletcher stated that he was approached by two women in the community regarding holding classes in the clubhouse for PSAT prep and yoga classes. He stated that he invited them to attend to request a reduced rate given that the functions are for residents, but they did not attend.

B. District Manager

Mr. Brizendine provided a brief overview of the financial summary report, stating that the District has collected 94% of the assessments placed on the tax roll and the District is still running under budget. He stated that he invited Ms. Harp to attend tonight's meeting based on questions that Mr. White had after the January meeting. Mr. White indicated that he had not brought his questions with him this evening. However, he did inquire as to what happened to the last page of the summary report and Mr. Brizendine explained that it was determined that it ultimately created more confusion than it resolved; which contradicted the reason that the report was generated in the first place. Ms. Harp responded to questions regarding the funding in the accounts that were approved during the last budget process and the way the budgeted funds are spread throughout the year. She stated that the monthly financial statements are the best tool to monitor the financial status of the District. Ms. Harp stated that she would be willing to sit with any Supervisor to review the information as she understands that they are not always the easiest to understand.

Mr. Brizendine stated that Cavall's Tree Service removed the Oaks and replaced them with the three Hollies. He expressed concern with the location of one of the Hollies and the size of another one and a brief discussion ensued. The Board requested that the one Holly be moved and that the runt Holly replaced. It was noted that they should also look at the lighting as it went out at the same time that the installation took place.

Mr. Brizendine stated that he spoke with Ed from Certa Pro regarding encroachments into the wall easements that will impact the painting project, and was assured that Certa Pro has dealt with this on other projects and is not concerned. He will be sending out a generic letter to all of the residents and a specific one to those residents with fence or landscaping encroachments. It was noted that the homeowners are ultimately responsible for ensuring that their fences are not on CDD easements.

A brief discussion ensued regarding the February and March invoices from Greenbriar stating that they failed the January and February inspections. Mr. Brizendine stated that they were also put on notice that their contract was being cancelled effective April 1st.

On a Motion by Ms. Battistoni, seconded by Mr. White, with all in favor, the Board of Supervisors authorized a 25% reduction to the February and March invoices from Greenbriar based on two failed inspections for Ballantrae Community Development District.

Mr. Brizendine stated that he was contacted regarding a property on Braemar with construction debris that is encroaching into a wetland area. Mr. Brizendine informed the Board that a letter will be sent to the homeowner requesting that they remove the debris. A request was made that SWFWMD be contacted regarding the matter as well.

ELEVENTH ORDER OF BUSINESS

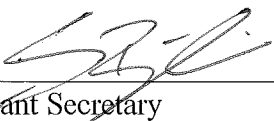
**Supervisor Requests and Audience
Comments**

Mr. Flateau recommended that pool monitors be in place during Spring break to address issues with individuals that do not have the photo ID cards. The Board concurred. It was noted that sufficient funds were budgeted to cover the expense.

TWELFTH 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 8:24 p.m. for Ballantrae Community Development District.


Assistant Secretary


Chairman/Vice Chairman