
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, April 2, 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.
Tonja Stewart	District Engineer, WilsonMiller, Stantec
Bill Fletcher	Field Manager
Renee Frith	Representative, Cornerstone
Richard Solkin	President, Ballantrae HOA
Ken Liddell	President, Straiton HOA
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.

SECOND ORDER OF BUSINESS

Staff Reports

A. District Counsel
No Report.

B. District Engineer
Ms. Stewart stated that she is continuing to work on the aquatic planting to develop a plan including a current assessment of the plants and what needs to be done over the next few months.

Mr. Flateau stated that the Board had asked for the number of plants that died and will be replaced at Tony's expense, the number of plants available to be transplanted and the number of plants proposed to be installed for this month's meeting. Ms. Stewart apologized for not having the information available tonight and stated that she would bring it to the May meeting. Mr. Flateau stated that residents have contacted him regarding the pond on Braemar at the intersection of Braemar and Barnweill indicating that growth appears to be taking over the center of the pond. Ms. Stewart stated that she would ask Tony to look into that issue, as well.

Ms. Stewart distributed copies of a field inspection report and outlined her findings relating to necessary repairs and provided her estimated costs. She recommended that the Board take advantage of the current low water levels, which are at their lowest point in years and the remaining few weeks of the dry season to have the repairs made. Ms. Stewart emphasized that she would classify all of the repairs as emergencies, based on the current conditions. A brief discussion ensued regarding the desire to have the proposals included with the report rather than merely throwing out rough estimates and funding options for all of the projects included in the report. Ms. Stewart stated that she would redo the report with that information and forward it to the Board once she has received all of the proposals. It was noted that the current budget contains \$20,000 for erosion repairs and \$25,000 for repairs to the Castleway Wier for a total of \$45,000 and the costs to complete all of the recommended repairs are estimated to be between \$50,000 and \$52,000. It was decided that the additional funding could be taken out of the Emergency Reserve Account.

On a Motion by Ms. Battistoni, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved funding for all of the projects included in the field report as discussed for Ballantrae Community Development District.

Ms. Stewart stated that as part of the process of transferring the Amenity Center permit into the operational phase, she is looking for Board authorization to submit a request to SWFWMD that as-builts not be one of the requirements for approval as there are no ponds etc associated with this permit. Following a brief discussion, the Board concurred with Ms. Stewart on the matter.

THIRD ORDER OF BUSINESS

Discussion with Cornerstone Landscape Manager

The Board welcomed Ms. Frith to the meeting, as the new account manager for the landscape contract. Ms. Frith stated that she was aware of the priority areas that the Board would like to have addressed and indicated that her team would address the pond bank mowing the first day they are on site. She briefly reviewed the areas that they would be focusing on first, explaining that she has made an inspection of the current conditions and will be reevaluating every six months to see what progress is being made. A brief discussion ensued regarding the monthly inspections scheduled for the third Wednesday of each month at 8:30 a.m.

The Board adjusted its schedule so that Mr. Flateau could meet with them this month to discuss the areas being considered for installation of plant material as a means of deterring residents for parking on the lawn in various sections of the community.

FOURTH ORDER OF BUSINESS

Discussions with Straiton HOA President

Mr. Flateau introduced Ken Liddell to the Board, stating that he is the new President of the Straiton HOA. Mr. Liddell spoke regarding issues and upcoming projects within the community. He stated that he was looking forward to working with the Board. He briefly mentioned parking concerns and a discussion ensued regarding a concern with individuals leaving their vehicles in the clubhouse parking area after hours. Mr. Flateau stated that he had some conversations with Pasco County over whether the resolution that was passed in 2007 and forwarded to the County relating to granting the authority to trespass individuals was sufficient. He stated that he was recently told that it wasn't and then later told that it was. He recommended posting signs in the clubhouse parking lot notifying residents that they can not park there to make the officer's job easier. It was decided to post the restrictions from 10:00 pm to 6:00 am. To coincide with the hours at the Straiton facility. It was stated that pricing is being obtained for all of the signage that will be needed

FIFTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meetings held on March 5, and March 19, 2012

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

The Board requested a few minor changes be made to the minutes of the March 19th meeting.

On a Motion by Ms. Williams, seconded by Mr. White, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on March 19, 2012 as amended for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for February

A brief discussion ensued regarding the colors of the light bulbs in the street lights as they do not match. It was stated that Progress Energy may be replacing burned out bulbs with new bulbs according to recent guideline changes.

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 February 1-29, 2012 totaling \$28,892.70 for Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for "Welcome Signs"

The Board reviewed the designs and pricing information provided by the various vendors and a brief discussion ensued. A request was made to determine if Planet H2O could match the coloring similar to what is on the village entrance signs and paint the posts black. A brief discussion ensued regarding installation and the need to ensure that they are placed in cement. It was decided to have the revised proposal with color options available for review by the Board next month.

On a Motion by Ms. Battistoni, seconded by Ms. Williams, with all in favor, the Board of Supervisors authorized Staff to work with Planet H2O on colors and installation as discussed for Ballantrae Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Revised Proposal to Paint Straiton Cabana

Mr. Brizendine stated that Certa-pro honored its original proposal amount of \$993, but will be doing two coats of paint. He confirmed that they will be completing this project in conjunction with the interior boundary wall one that is ongoing.

On a Motion by Mr. Levy, seconded by Mr. White, with all in favor, the Board of Supervisors approved the proposal from Certa Pro to Paint the Straiton Cabana (\$993) for Ballantrae Community Development District.

NINTH ORDER OF BUSINESS

Discussion Regarding Report from Cavall's Tree Service Regarding Tree Location Issues

Mr. Brizendine stated that he spoke with Cavall Tree regarding the placement and height of the Hollies planted at the front entrance and was told that the scraggly tree was the biggest one available and they did not want to remove it since they can not get reimbursed for the tree at this point. They recommended placing a fourth tree in the area to form a square at a cost of \$125. A brief discussion ensued. Mr. Brizendine recommended that the Board obtain pricing for a replacement Holly from Cornerstone and the Board concurred.

Mr. Brizendine stated that Cavall's tree reviewed the property and found two trees that represent potential hazards to the boundary walls, etc. that they feel should be removed at this time. A request was made that pricing be obtained from Cornerstone to replace the trees with a species that would be less invasive.

On a Motion by Mr. White, seconded by Mr. Levy, with all in favor, the Board of Supervisors authorized the removal of two oak trees at a cost of \$430 for Ballantrae Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Formal Proposal from
Pool Sure**

A brief discussion ensued regarding the cost savings that would be afforded the District by utilizing this company for the pools chemical supplies, and feeding system. It was stated that Mr. Robin reviewed the contract and provided his comments to the company. Mr. Flateau stated that he had signed off on the contract and forwarded it to management on March 28th.

On a Motion by Mr. White, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the proposal from Pool Sure for Ballantrae Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of New Business

**Consideration of Proposals to Resurface
Tennis Courts**

Mr. Brizendine briefly reviewed the proposals that were submitted to resurface the tennis courts, stating that all of the firms use a similar process to do the work, but only Sport Surfaces provides a two year warranty. Following a brief discussion, the Board decided to accept the proposal for Sport Surfaces.

On a Motion by Ms. Battistoni, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved the proposal from Sports Surfaces to resurface the Tennis Courts (\$7,600) for Ballantrae Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Field Manager

Mr. Fletcher informed the Board that the vegetation that was planted to prevent people from gaining access to the pool by cutting through a section near the townhouse is evidently not working and one of the residents placed caution tape between the townhouse and the cabana last week. Following a brief discussion, it was decided to obtain pricing to install a section of fence between the existing fence and the townhouse to prevent access to the area and to contact the Straiton HOA regarding splitting the cost.

Mr. Fletcher stated that he was approached by an individual regarding purchasing a membership to use the amenity services. He stated that the individual is interested in purchasing a seasonal membership for the summer months at the pro-rated fee of \$150 a month as the policy reads \$1,800 a year or a prorated rate based on \$150 a month.

Mr. Flateau stated that he would like to remove the \$150 a month wording from the policy as residents do not have the option of only paying a portion of their assessments. A brief discussion ensued. Mr. Brizendine recommended that a legal opinion be obtained on the matter as to whether or not a public hearing is needed before the Board can take any action on this matter. He asked that a motion be made authorizing him to submit the required legal notice to hold the public hearing on May 7th if needed.

On a Motion by Mr. White, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors authorized District Manager to schedule and advertise a public hearing on user fees at 6:30 pm on May 7, 2012 at the Ballantrae Clubhouse if deemed necessary by District Counsel for Ballantrae Community Development District.

B. District Manager

Mr. Brizendine reviewed the financial status report stating the District has collected \$5,000 more than it had last year at this time and the District is continuing to run under budget. He reviewed the funds in the various cash, reserve, and investment accounts and asked if there were any questions. Mr. White asked that the third page be provided going forward. Mr. Brizendine stated that he would include it in the next report.

Mr. Brizendine informed the Board that he would be presenting the preliminary budget at next month's meeting with the goal of approving it at the June meeting and adopting the final budget at the August 6th meeting. Mr. Flateau inquired as to whether it might be better to start the process in April next year to give the Board more time to review it and avoid meeting twice in May or June. A brief discussion ensued regarding not including a TRIM amount in the budget that only serves to alarm residents that fees are going up. A request was made to have the Budget out to the Board next week.

THIRTEENTH ORDER OF BUSINESS

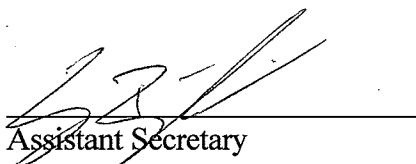
Supervisor Requests and Audience Comments

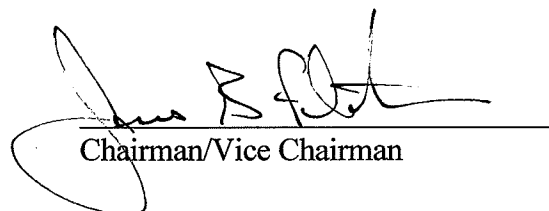
Mr. Brizendine confirmed that the mulch has not been installed to date but that is not an issue as a 60 day extension of the ADA deadline was granted. A question was raised as to the Status of the pool lift cover and Mr. Brizendine stated that he would follow-up on the matter. A brief discussion ensued.

FOURTEENTH 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 8:15 p.m. for Ballantrae Community Development District.


Assistant Secretary


Chairman/Vice Chairman