
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, August 6, 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 <i>(joined the meeting in progress)</i>

Also present were:

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

FIRST ORDER OF BUSINESS

Call to Order

Mr. Flateau called the meeting to order and convened the public hearing on the budget. Mr. Brizendine read the roll call confirming a quorum and noting that there are no members of the general audience in attendance.

Mr. Flateau asked for a motion to recess the public hearing to allow for the possibility that there may be audience members joining the meeting later.

On a Motion by Ms. Battistoni, seconded by Ms. Williams, with all in favor, the Board of Supervisors recessed the public hearing on the fiscal year 2012/213 budget for Ballantrae Community Development District.
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Mr. Flateau opened the regular meeting of the Board of Supervisors.

SECOND ORDER OF BUSINESS

Discussion Regarding Landscape Related Matters

Ms. Battistoni provided pictures of landscaping issues that she has observed over the past few months to demonstrate why she is so dissatisfied with the performance of Cornerstone.

(Mr. Levy joined the meeting in progress.)

A brief discussion ensued regarding what direction the Board would like to take at this point, with concerns being expressed with the amount of money that has been spent trying to find a reliable landscaper. The available options and concerns with the OLM inspection process were also discussed. It was stated that the last inspection noted vast improvements, yet there are still all these issues. Mr. Brizendine was asked to provide copies of the pictures to Ms. Frith. The Board indicated that they would like to have Cornerstone attend all meetings until the Board says it is no longer necessary and be prepared to provide solutions not excuses. It was stated that all of the issues need to be addressed before the next meeting without having any new issues to deal with. It was stated that if Cornerstone does not attend and/or does not perform to expectations the Board may exercise its right to go back out to bid.

Mr. White expressed concern with where the Deputy Sheriffs are parking and a brief discussion ensued regarding the possibility of reaching out to Sheriff Nocco to discuss the situation.

THIRD ORDER OF BUSINESS

District Counsel and District Engineer Reports

A. District Counsel
Not present.

B. District Engineer

Mr. Flateau showed the Board a picture of the pond behind his house, which led to a discussion regarding the aquatic planting program. Mr. Flateau stated that he spoke with Ms. Stewart regarding the number of complaints that he receives regarding the ponds on a weekly basis, because the aquatic plants are overtaking the ponds and that is not what the Board agreed to when it initiated the program. Residents want the clean, pristine ponds that are found in other local communities. Other Board members expressed concern with the grasses that are growing in many of the ponds and how the aquatic management firm sprays and kills off anything that looks pretty and leaves the ugly grasses. Neither she nor Chris Dewey from the County recommended that SWFWMD be asked to inspect the ponds and make a recommendation as it might create more issues than it solves. It was stated that Ms. Stewart stands behind her recommendation to do the plantings based on State and Federal standards that Districts are going to be held to, but did indicate that it would be possible for the District to determine the density and height of the plants and how far into the pond it would be willing to have the plants go. With that in mind Ms. Stewart will be preparing maps of the ponds with pond numbers to ensure that there is no confusion regarding which pond is being discussed and the Board can develop a plan to manage the growth and then hire a firm just to oversee the plant growth in the ponds. The Board liked this approach.

Mr. Flateau distributed easement maps to the Board provided by Ms. Stewart for their review. He stated that he has not yet had the opportunity to speak with Ms. Stewart regarding the maps to fully understand what the various lines represent, etc. Mr. Flateau stated that once he has done that his plan is to provide the appropriate maps to the Straiton HOA and Ballantrae HOA for use by the DRB during the approval process of applications for fences, etc. A brief discussion ensued regarding the fact that it is the HOA's responsibility to enforce the declarations, but it is ultimately the property owner's responsibility to ensure that they do not block an easement area. Mr. Flateau stated that he informed the HOA Boards that the maps were being provided to prevent future issues, not tell them how to address existing ones. The possibility of framing a set of the maps and posting them at the clubhouse was put forward. It was noted that while District Counsel has obtained permission to access the pond behind the Moseley's home, it is not a permanent solution and it may become necessary for the effective landowners to request that a fence be taken down to provide the necessary access on a permanent basis.

Mr. Flateau stated that Ms. Stewart sent an email to Mr. Brizendine informing him that the \$650 in free services from the skimmer repair project has been completed.

A brief discussion ensued regarding water levels and watering restrictions that have been adjusted based on those levels in Hillsborough and Pinellas Counties, but not Pasco.

A brief discussion ensued regarding whether the cover for the chair lift has been received. It was noted that it is not being used.

Mr. Flateau inquired whether there were any objections to the HOA holding the "Back to School Party" on Saturday. He stated that they have obtained all of the required insurance documentation, hired two officers to patrol during the party, and will be posting parking signs as needed. A brief discussion ensued regarding the last minute request, but it was ultimately decided to approve the party.

On a Motion by Mr. White, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved the HOA's request to hold a "Back to School" party at the Ballantrae Clubhouse on Saturday, August 11th for Ballantrae Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Meetings held on July 9,
2012**

Mr. Flateau requested various changes be made to the minutes. Mr. Brizendine stated that he would have the revisions made as discussed.

On a Motion by Ms. Battistoni, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting, as amended, held on July 9, 2012 as amended for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

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

A brief discussion ensued regarding the invoice for irrigation repairs and a request was made to follow-up with Mr. Robin on the status of the pool chemical contract that was sent to him for review as the District stands to save a substantial amount by using the company.

It was noted that there is a tree in front of the new welcome sign that is obscuring the view and should be removed.

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 June 1-30, 2012 totaling \$75,266.30 for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

**Further Discussion Regarding Security
Cameras**

Mr. Flateau stated that the field test still has not occurred as requested. Mr. Brizendine stated that the vendor has provided two possible dates for the evening test: either Tuesday the 14th or Thursday the 16th. Mr. Flateau will be staying with the vendor at the Ayrshire gate to discuss installation and location and Mr. White will be at the clubhouse verifying the reception, etc. It was decided to complete the test on the 16th at 9:00 p.m.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Field Manager

Mr. Fletcher stated that he had a request from a resident for a party / charity event at the clubhouse in September. The resident was advised to attend tonight's meeting to present her request and the required paperwork. The Board decided not to approve the event at this time as the proper documentation was not provided.

B. District Manager

Mr. Brizendine stated that he had nothing to present to the Board at this time and would be emailing the financial report to them.

Mr. Brizendine confirmed that the trespass resolution was sent to the Sheriff's office and that the painting project has not been completed to date.

EIGHTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Mr. Flateau informed the Board that Counsel for the Ballantrae HOA doesn't believe that the HOA can tow and mark cars. He inquired whether there was any interest in installing two signs; one North of the Girvan parking lot reading "No Parking on the Grass" and one at the entrance of the clubhouse parking lot reading "No Parking 10:00 PM to 7:00 AM and authorize the PCMI sign to be installed below it to allow for towing. Following a brief discussion, the Board authorized Mr. Flateau to proceed. He noted that he would not finalize anything without Board approval. Mr. Levy asked that a line be added to the Ballantrae rules informing residents of the new rule. He was asked to provide a revised listing of rules as the sign needs to be updated as a whole.

Mr. White inquired as to whether Goodwill still plans to change the donation box. Mr. Flateau indicated that he was under the impression that this had been done, but would verify it.

Mr. Fletcher confirmed that the sidewalk near Ms. Battistoni's home was repaired.

Ms. Battistoni requested that she be reimbursed for the cost of copying the pictures of landscaping issues. The Board indicated its approval and Mr. Brizendine stated that he would see that this occurs once he receives the receipt.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2012-06,
Setting the Meeting Schedule for Fiscal
Year 2012/2013**

Mr. Brizendine presented Resolution 2012-06, Setting the meeting schedule for fiscal year 2012/2013. He read the dates for the meetings into the record assuming that the Board keeps the meeting schedule of the first Monday of the month at 6:30 p.m. Following a brief discussion regarding the July meeting and the number of days between the June and August meetings, the Board approved the schedule as presented.

On a Motion by Mr. White, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved Resolution 2012-06, setting the meeting schedule for fiscal year 2012/2013 as the first Monday of each month (with the exception of the September meeting which will be held on the second Monday) at 6:30 p.m. at the Ballantrae Community Center, located at 17611 Mentmore Boulevard, Land O'Lakes, and FL 34638 for Ballantrae Community Development District.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Flateau asked for a motion to close the regular meeting prior to reconvening the public hearing on the budget.

On a Motion by Mr. White, seconded by Mr. Levy, with all in favor, the Board of Supervisors adjourned the meeting at 8:20 p.m. for Ballantrae Community Development District.

ELEVENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2012/2013
Final Budget**

Mr. Flateau reconvened the public hearing at 8:21 p.m. noting that all those in attendance at the onset of the regular meeting and opening of the public hearing were still in attendance.

Mr. Flateau stated that the budget that was circulated this evening is the same as the approved preliminary budget submitted to the County for the TRIM notices with the exception of the revisions that were made during the last meeting incorporating the surplus of \$163,800 noted in the fiscal year 2010/2011 audit. He reviewed the changes made last month and recommended that line 48 be adjusted to add the \$10,000 that Ms. Stewart has indicated will cover the cost of the aquatic plant removal discussed earlier and reduce line 92 to \$110,150. Following a brief discussion, Mr. Flateau asked for a motion to approve the changes.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with four in favor and one against (Steve White), the Board of Supervisors approved the amendments to the budget as discussed for Ballantrae Community Development District.

Mr. Brizendine stated that the general fund budget totals \$1,062,916 and the debt service budget totals \$685,354 for a total budget of \$1,748,270. He confirmed that the total does not include collection costs.

On a Motion by Ms. Battistoni, seconded by Ms. Williams, with four in favor and one against (Steve White), the Board of Supervisors approved Resolution 2012-04, adopting the Fiscal Year 2012/2013 budget totaling \$1,748,270 for Ballantrae Community Development District.

Mr. Brizendine reviewed Resolution 2012-05, reading the various assessment levels into the record. He confirmed that the assessment levels are the same as last year.

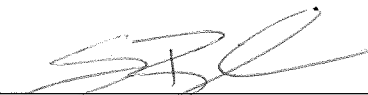
On a Motion by Ms. Battistoni, seconded by Ms. Williams, with four in favor and one against (Steve White), the Board of Supervisors approved Resolution 2012-05, imposing assessments to fund fiscal year 2012/2013 budget for Ballantrae Community Development District.

Mr. White expressed concern with the fact that the amended budget was not distributed to the Board until tonight.

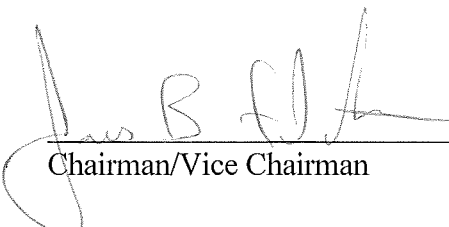
TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Williams, seconded by Mr. White, with all in favor, the Board of Supervisors closed the public hearing and adjourned the meeting at 8:31 p.m. for Ballantrae Community Development District.



Assistant Secretary



Chairman/Vice Chairman