
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, September 10, 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
Jenny Williams	Board Supervisor, Assistant Secretary
Steve White	Board Supervisor, Assistant Secretary
Rich Levy	Board Supervisor, Assistant Secretary <i>(via speakerphone)</i>
Amanda Battistoni	Board Supervisor, Vice Chairman <i>(joined the meeting in progress)</i>

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Tonja Stewart	District Engineer, WilsonMiller, Stantec <i>(joined the meeting in progress)</i>
Renee Frith Audience	Representative, Cornerstone

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 stated that he invited a representative from the Girl Scouts to speak regarding the possibility of hosting a recruitment event that would include utilizing both the clubhouse and park area on October 6th. The plan would be to have activities outside for the current and potential girl scouts and hold an informational session for parents in the clubhouse.

(Ms. Battistoni joined the meeting in progress.)

On a Motion by Ms. Williams, seconded by Mr. White, with all in favor, the Board of Supervisors approved a request from the Girl Scouts to host an event that would encompass use of both the clubhouse and park area from 9:00 a.m. to 12:00 p.m. on October 6th for Ballantrae Community Development District.

Mr. White noted that there was already an event on the calendar for that date and Staff verified that it was a tentative posting of the event in question.

SECOND ORDER OF BUSINESS

Discussion with Cornerstone

Ms. Frith reviewed the two options for fire ant control, stating that neither proposal includes along pond banks as it is illegal to install this chemical within 15 feet of the water. The proposal for \$12,513.50 includes all common areas and the \$11,800 includes just along Mentmore and Ballantrae Boulevards. A question was raised regarding whether the areas along the walking path that goes around one of the large ponds at the entrance was included as that is further than 15 feet from the water. Ms. Frith stated that the area on the non-water side would be included. She noted that the solution generally lasts 12 months, but if applied regularly the window of protection would increase.

On a Motion by Ms. Battistoni, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved the proposal totaling \$12,513.50 from Cornerstone to install Top Choice for fire ant control on all common areas to include the non-water side of the path along the large pond for Ballantrae Community Development District.

A brief discussion ensued regarding funding for the various proposals being presented this evening. Mr. Brizendine stated that the District is \$17,362 under budget for landscape maintenance and \$20,333 under budget for landscape replacement through July, so there is funding availability.

Mr. Brizendine confirmed that the contract with Cornerstone calls for two mulch events annually, but pricing is not built into the monthly fee as the Board wanted to approve each install prior to completion. A brief discussion ensued.

On a Motion by Ms. Battistoni, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved the proposal totaling \$10,545 from Cornerstone for mulch installation for Ballantrae Community Development District.

Ms. Frith reviewed the proposal for landscape replacements that were discussed during the last walk through. She stated that it addresses the vacant areas and untidiness of some of the grass type plants, but will not address and desire for color in the area if that is the goal. Ms. Frith stated that since the mulch proposal was approved the pine park mulch included in the proposal could be deducted (\$360). She confirmed that the work could be completed this fall. A brief discussion ensued regarding transplanting the grasses to other vacant area along the boulevard to see if they would survive. The general consensus was to proceed with that plan.

On a Motion by Mr. White, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved a proposal from Cornerstone for landscape replacement in the amount of \$7,543.50 as discussed for Ballantrae Community Development District.

Ms. Frith stated that the drainage swale proposal is to address a grading issue for a section of the drainage swale that runs between the green electrical box to the drain near the clubhouse that holds water.

On a Motion by Ms. Battistoni, seconded by Ms. Williams, with all in favor, the Board of Supervisors approved a proposal from Cornerstone for repairs to the drainage swale in the amount of \$2,483.33 as discussed for Ballantrae Community Development District.

Ms. Battistoni stated that she was pleased with the progress that has been made over the past month. A brief discussion ensued regarding the status of pond bank mowing and Ms. Frith stated that there are still some sections of pond banks that are too wet for mowing.

(Ms. Stewart joined the meeting in progress.)

THIRD ORDER OF BUSINESS

District Counsel and District Engineer Reports

A. District Counsel

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

B. District Engineer

Ms. Stewart prefaced the discussion on the community ponds by stating that she is pleased with the pond vegetation program from an ecological standpoint, but understands that residents are not happy with the look and adjustments need to be made. A lengthy discussion ensued regarding the ongoing issues with overgrowth in the ponds, dissatisfaction with the service being provided by American Ecosystems in addressing the replacements of plants that they killed and have yet to replace, the confusion and lack of communication of timing for planting and removal of the vegetations, the status of the pond map that Ms. Stewart is preparing, and the need for a walkthrough to occur with the key players and Mr. Flateau. The Board requested that Mr. Smith attend meetings until the issues are resolved.

The Board indicated that should Ms. Stewart not be provided with the pond numbers from Mr. Smith in time to complete the map prior to the walk through, American Ecosystems would need to use the numbers assigned by MI Homes. Ms. Stewart confirmed that the map would be ready for the walk through the first week of October. The information gathered during the walk and potential action plans will be provided to the Board following the walk through. It was decided to have Mr. Smith attend the November meeting to address any questions that the Board might have following distribution of the results of the walk through.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Meetings held on August 6,
2012**

Mr. Flateau requested that two revisions be made to the minutes for clarification purposes. Mr. Brizendine stated that he would have them made as discussed.

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

FIFTH ORDER OF BUSINESS

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

Mr. White noted that the entry signs are beautiful, but can not be seen at night. A brief discussion ensued regarding the number of swipe cards that have been issued and the fencing around the lift stations. Mr. Flateau stated that he asked Staff to limit rentals of the clubhouse to individuals that have obtained the swipe cards.

On a Motion by Ms. Williams, seconded by Mr. White, with all in favor, the Board of Supervisors accepted the Operation and Maintenance Expenditures paid for the period of July 1-31, 2012 totaling \$59,573.65 for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

**Further Discussion Regarding Security
Cameras**

Mr. White stated that he was not satisfied with the test results as the wireless system did not work as outlined. Mr. Flateau recommended that the original proposal be re-worked and a camera added to the exit side of each entrance. Following a brief discussion regarding the issues with the wireless system, the need to have recorders at each gate, and justification for the expense, it was decided to obtain a new proposal. A request was made to have Mr. Ciccarello attend the next meeting.

SEVENTH ORDER OF BUSINESS

**Further Discussion Regarding Towing &
Rule Signage**

Mr. Flateau reported that the signs have been posted with the exception of the signs along the streets within Straiton as the HOA attorney and the HOA have not agreed on the legality of the towing. He asked whether the Board would like to provide a grace period now that the signs are up. It was stated that notice was provided in the newsletter and it would be counterproductive to give any type of grace period. Mr. Flateau stated that he would contact PCMI Towing and advise them to start immediately.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Field Manager
Not present.

B. District Manager

Mr. Brizendine provided a brief overview of the July financial report, stating that the District has not received any additional assessment revenue during July and continues to run under budget. Mr. Brizendine explained that even though the District has collected funds above what was assessed it is possible that more funds will be forthcoming should a foreclosed property sell. He stated that the County does not list what properties are included for any payments sent to the District, so he has no way of knowing if there are any assessments still owed for properties within the District.

Mr. Brizendine stated that he emailed a copy of the proposal from Trimmers Holiday Décor out to the Board in the amount of \$9,000, explaining that is the same as last year.

<p>On a Motion by Mr. White, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors approved the proposal from Trimmers Holiday Décor in the amount of \$9,000 for Ballantrae Community Development District.</p>

Mr. Brizendine stated that he has a conflict with the October meeting due to a company meeting and asked if there would be any interest in moving the meeting to a later date. Following a brief discussion, it was decided to move the meeting to the third of October.

NINTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Mr. White stated that he was hoping that the minutes of last months meeting would include the actual meeting dates for the next fiscal year, as he was not sure if there were any holidays, etc. that impacted the regular schedule. Mr. Flateau stated that the only conflict was with the September meeting, which was moved to the second Monday.

A brief discussion ensued regarding the status of the painting project and the contract with the pool chemical company. It was noted that the top of the wall behind Ms. Williams' home still has not been completed. Mr. Brizendine stated that he contacted Certa Pro to come out complete the job and it is his understanding that the draft of the pool service contract is now in the hands of GPS for review.

Mr. Flateau asked that a policy be established that would not allow the District Manager to take any action relating to events at the park that have not been approved by the Board. He explained that the purpose being to require the HOA to become more proactive in planning their events and obtaining the required forms providing proof of insurance, etc. It was stated that the

requirements have not changed from year to year and the HOA should be aware of the Board's expectations.

It was noted that other organizations are required to attend a Board meeting to present their plans and seek authorization and the HOA should not be the exception. Mr. White expressed concern that this might create an adversarial perception of the CDD Board and the HOA and Mr. Flateau indicated that the initial request was made by the HOA President in an attempt to hold its volunteers accountable.

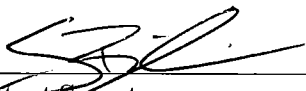
On a Motion by Ms. Battistoni, seconded by Ms. Williams, with all in favor, the Board of Supervisors established a policy requiring all organizations to obtain Board approval for clubhouse/park events prior to submittal of any documentation to District Management. for Ballantrae Community Development District.

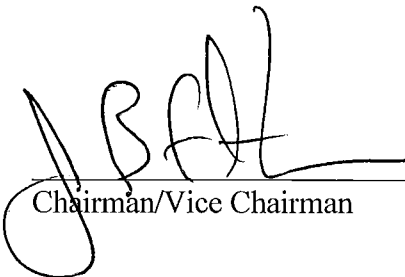
TENTH ORDER OF BUSINESS

Adjournment

Mr. Flateau asked for a motion to close the regular meeting.

On a Motion by Mr. Levy, seconded by Mr. White, with all in favor, the Board of Supervisors adjourned the meeting at 8:17 p.m. for Ballantrae Community Development District.


Assistant Secretary


Chairman/Vice Chairman