
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 2, 2013 at 6:30 p.m.** at the Ballantrae Community Center, located at 17611 Mentmore Boulevard, Land O'Lakes, FL 34638.

Present and constituting a quorum:

James Flateau	Board Supervisor, Chairman
Alexis Albright	Board Supervisor, Assistant Secretary
Steve Bobick	Board Supervisor, Assistant Secretary

Also present were:

Cordell Matthews	District Manager, Rizzetta & Company, Inc.
Tonja Stewart	District Engineer, Stantec Consulting, Inc. <i>(joined the meeting in progress)</i>
Bill Fletcher	Field Manager
Carl and Cindy Shortstall	Representatives, Florida Play Structures

FIRST ORDER OF BUSINESS

Call to Order

Mr. Flateau called the meeting to order and Mr. Matthews read the roll call confirming a quorum for the meeting. Mr. Flateau stated that there were no members of the general audience in attendance to comment on the agenda items.

SECOND ORDER OF BUSINESS

Update Regarding the Splash Pad

Carl Shortstall addressed the Board regarding the Splash Pad. He stated that he had met with Ms. Albright and they chose the colors for the shade structure. Mr. Shortstall stated that they would be starting the permitting process with the County after they get the signed and sealed drawings from the engineer. He stated that the colors are going to be a forest green for the canopy and the posts are going to be a powder coated base. Mr. Shortstall stated that he received the notice of commencement to file for the permits from Mr. Matthews.

(Ms. Stewart joined the meeting in progress)

Mr. Shortstall stated that the colors for the umbrellas would be dark blue with a yellow striped powder coated stainless steel post. He stated that that he is getting samples of the rubber decking material for the Board to review and choose from. Mr. Shortstall stated that the Board might want to consider installing pavers on the walkway to match the pool deck. He stated that the cost would be approximately \$2,500 to \$3,000. Mr. Shortstall entertained the Board member's questions. Discussion ensued regarding the pavers.

Mr. Flateau noted that there were no audience members present to comment on this topic.

On a Motion by Ms. Albright, seconded by Mr. Bobick, with all in favor, the Board of Supervisors approved the installation of brick pavers for the Splash Pad (not-to-exceed \$3,000) for Ballantrae Community Development District.

Mr. Shortstall stated that he would like to come back Thursday with his crew to spray the area with orange paint where the splash pad will be installed. Discussion ensued regarding the removal of landscaping in the area. Mr. Fletcher stated that he would follow-up with Austin Outdoor to have it removed. Mr. Flateau asked when the project would be completed. Mr. Shortstall stated that it would take about 30 days to get the permit from Pasco County. He estimated that the project would be completed in approximately 90 days.

(Carl and Cindy Shortstall left the meeting in progress)

THIRD ORDER OF BUSINESS

District Counsel and District Engineer

A. District Counsel

Not present.

Mr. Flateau gave an update on the issue of the surveillance video. He stated that it was mentioned last month that there was a case similar to this issue on the other coast. Mr. Flateau stated that the court said that there is no exemption for surveillance video. He stated that he is waiting for a copy of the decision to find out the specific court findings. Mr. Flateau stated that he is looking at options to pursue it with the State. He stated that he feels there needs to be an exemption in the law for surveillance video. Discussion ensued. Mr. Flateau stated that he will pursue it with Board approval.

B. District Engineer

Ms. Stewart stated that she had a few items for the Board. She stated that she had a contract assignment for District Engineering Services. Ms. Stewart stated that the original company that she worked for was WilsonMiller Inc. and Stantec Consulting Services acquired WilsonMiller three years ago. She presented the contract assignment to the Board. Mr. Flateau stated that he could execute the contract after it has been reviewed by District staff.

Ms. Stewart gave the Board an update on the status of the parking lot improvements. She stated that the next task is to complete the design and once the design is completed then the plan can be sent out for cost estimates.

Ms. Stewart stated that a handicap parking space has been added. She stated that the curb along the south side of the driveway is an upright curb and there will be an additional cost for its removal. Ms. Stewart stated that there will be sidewalk added which was included in the cost estimate. She stated that they discovered that the dumpster is going to have to be relocated. Ms. Stewart stated that she would be scheduling a pre-application meeting with Pasco County to submit the plans. She suggested that the requirements be given to Austin Outdoor to create a plan to screen the area with landscaping which will also require some irrigation. Ms. Stewart stated that she would need a check for \$728.00 made payable to SWFWMD along with Mr. Matthews signature on four applications that need to be submitted for the permit review. She stated that she expected to have permits by the middle of February and should be getting started on the work by the third week of February. Ms. Stewart stated that the actual work would probably only take seven to ten days. She entertained the Board member's questions. Mr. Flateau directed Ms. Stewart to contact Michelle Rairigh at Austin Outdoor regarding the landscape portion for the parking lot improvements.

(Ms. Stewart left the meeting in progress)

A brief discussion ensued regarding the holiday decorating not being done yet. Mr. Flateau directed District staff to follow-up with Trimmers Holiday Décor. Mr. Matthews stated that he would call them.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on November 4, 2013

There were no changes to the minutes. A brief discussion ensued regarding the payment for the Zumba and fitness classes.

On a Motion by Ms. Albright, seconded by Mr. Bobick, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors meeting held on November 4, 2013 as presented for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for October 2013

On a Motion by Ms. Albright, seconded by Mr. Bobick, with all in favor the Board of Supervisors accepted the Operation and Maintenance Expenditures paid for the period of October 1-31, 2013 totaling \$60,430.01 for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of New Business

Mr. Matthews stated that the Suncoast Point HOA had sent a request to rent the clubhouse on Tuesdays from 7:00 to 8:00 p.m. for their meetings. He distributed the request to the Board for their review. Discussion ensued. Mr. Flateau verified the availability of the clubhouse and the Board approved Suncoast Pointe HOA's request for the rental of the clubhouse on the specified dates.

Mr. Flateau gave the Board an update on the Florida Highway Patrol. He stated that the cost is increasing from \$35 an hour to \$40 per hour for the community patrols. Mr. Flateau entertained the Board member's questions regarding the patrol schedules.

Mr. Flateau stated that there is a hog trapper working in the community as the hogs have been tearing up the ponds at the northern end of Castle Way and Cunningham. He stated that the trapper called him last Saturday stating that there are children messing with the trap. Mr. Flateau stated that he and trapper are concerned about a child being injured. He stated that he called the trooper that was on patrol who scared the children away. Mr. Flateau stated that then a couple of adults showed up and messed with the trap so it is being checked on. He stated that having the state trooper on property probably saved someone from injury. Mr. Flateau stated that the trapper has taken three hogs but he thinks there are six to eight.

A brief discussion ensued regarding the development of the commercial parcel.

Mr. Bobick stated that there is an issue with people running the stop sign on Mentmore Blvd. near the entrance of the community. He asked if there was any way the County could install signage before the stop sign notifying drivers that there is a four way stop up ahead. Mr. Fletcher stated that ripple strips have been installed. Mr. Flateau stated that if you coming in to Ballantrae from Concord Station there is a sign telling you that you are approaching a four way stop. He stated that he believes that when you are coming down Mentmore that there is also signage there telling you that you are approaching a four way stop.

Mr. Fletcher gave the Board an update on the stucco repairs.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Maintenance Manager
No report.

B. District Manager

Mr. Matthews stated that there the Financial Summary Report for this month was not ready prior to the meeting due to it being the end of the fiscal year.

Mr. Matthews stated that the next meeting was scheduled for January 6, 2013 at 6:30 p.m.

EIGHTH ORDER OF BUSINESS

**Audience Comments and Supervisor
Requests**

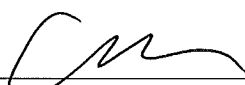
Mr. Flateau stated the District had been contacted regarding the refinancing of the bonds. He stated that the Board was provided with some complicated summaries and had asked that the numbers to be provided in a one page chart. Mr. Flateau stated that MBS Capital Markets "MBS" had provided a chart and the Board had sent it back to them last month stating that the chart was too complicated. He distributed another document to the Board members that MBS sent to him last week. Mr. Flateau stated that he couldn't understand that document either and the Board agreed. He stated that he had sent MBS an email back in October stating that the reports that were sent are not user friendly and that residents and Board members want to understand clearly the cost benefit. Mr. Flateau reviewed what he had asked MBS to provide. He distributed and reviewed a document that he prepared to explain the savings with the bond refinancing. Mr. Flateau stated that he wasn't able to figure out the cost and fees associated with the refinancing. Discussion ensued. Mr. Flateau stated that he doesn't think the numbers are stronger in the District's favor than they were previously and maybe now was not the time to refinance. He suggested that the Board direct Mr. Matthews to send his chart to MBS and ask them to complete it by the end of the week. Mr. Flateau stated that at the January meeting the Board could then review the numbers and make a decision.

Mr. Flateau stated for the record that there were no audience members present. He asked if there were any Supervisor requests. There were none.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Bobick, seconded by Ms. Albright, with all in favor, the Board of Supervisors adjourned the meeting at 8:00 p.m. for Ballantrae Community Development District.


Assistant Secretary


Chairman/Vice-Chairman