
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 1, 2013 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
Steve White	Board Supervisor, Assistant Secretary
Rich Levy	Board Supervisor, Assistant Secretary
Alexis Albright	Board Supervisor, Assistant Secretary <i>(joined the Board after being sworn in)</i>

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Tonja Stewart	District Engineer, Stantec
Bill Fletcher	Field Manager
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 for the meeting.

SECOND ORDER OF BUSINESS

**District Counsel & District Engineer
Reports**

District Counsel

Mr. Brizendine stated the Ed Bulleit and Mr. Robin have been in contact with M/I Homes regarding the deferred costs provision in the Trust Indenture, but they have not heard whether M/I Homes will accept the offer yet. He confirmed that the District will not be able to move forward with refinancing the bonds until this matter is resolved.

District Engineer

Ms. Stewart stated that she has been researching water levels throughout the community to determine the feasibility of excavating the pond in Straiton (4) and the one at the front of the community (pond 5). She stated that while many of the ponds have low water levels pond five is only slightly down. She estimated that it would cost \$25,000 to \$30,000 to excavate and dewater this pond and \$7,000 to complete pond four. She recommended waiting until next year unless water levels change significantly in the next month.

Ms. Stewart reported that Mr. Smith is waiting an additional 30 days to transplant the pickerel weed and install any new plants to avoid any cold weather damage. He will be treating ponds eight and nine to curb the expansion of the Club Rush due to water changes. She noted that she would be bringing a proposal to excavate ponds twelve and twenty seven to next month's meeting if water levels decline. A brief discussion ensued regarding treatment of the ponds and a statement made by a SWFWMD representative at a recent PACA meeting indicating that it is not necessary to plant in ponds designated as part of the stormwater system. Ms. Stewart stated that if left strictly to nature as approved by SWFWMD, the ponds would be subject to unwanted vegetation.

The Board indicated that it would like to move forward with the excavation of pond twelve (resident side of Cunningham) before the next meeting and approved the proposal for planting the littoral shelves found behind tab one.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors authorized a not-to exceed amount of \$10,000 for the excavation of pond twelve for Ballantrae Community Development District.

On a Motion by Ms. Battistoni, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the proposal from American Ecosystems totaling \$2,375 to plant pickerel weed on the littoral shelves of ponds 7, 11, 17, 18, 28, and 31 when deemed appropriate for Ballantrae Community Development District.

THIRD ORDER OF BUSINESS

Consideration of Resignation of Board Supervisor (Jenny Williams)

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with all in favor, the Board of Supervisors accepted the resignation of Jenny Williams as Board Supervisor for Ballantrae Community Development District.

Mr. Flateau stated that the individual attending tonight's meeting has worked with Ms. Williams on a number of matters within Lintower and has expressed an interest in serving on the Board. Mr. Brizendine stated that Ms. Williams' term of office runs through November 2014 and was for seat one on the Board. He noted that the only requirement to fill the seat is that the individual must be a resident of Ballantrae and a registered voter.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with three in favor and one abstaining (Steve White), the Board of Supervisors appointed Alexis Albright as Board Supervisor for Ballantrae Community Development District.

Mr. Brizendine, a Notary in the State of Florida, swore Ms. Albright into office and reviewed the Form 1 and sunshine law requirements, as well as, the potential for personal information to become part of a records request if not kept separate from District Records. Ms. Albright swore and affirmed to the oath as read by Mr. Brizendine.

A brief discussion ensued regarding updating the Board section of the website. Ms. Albright was asked to provide Mr. White with her personal statement.

FOURTH ORDER OF BUSINESS

Audience Comments

A request was made to schedule Zumba classes at the clubhouse. The Board reviewed the procedures that need to be followed by the resident and she was provided with the contact information for District management.

FIFTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meetings held on March 4, 2013

On a Motion by Ms. Battistoni, 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 4, 2013 as presented for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for February

A brief discussion ensued regarding the transfer of money to a money market account. Mr. White objected to it being included with expenditures because it is inconsistent with normal procedures. Mr. Brizendine stated that it has been handled this way before.

On a Motion by Mr. Levy, seconded by Ms. Battistoni, with four in favor and one against (Steve White), the Board of Supervisors accepted the Operation and Maintenance Expenditures paid for the period of February 1-28, 2013 totaling \$117,914.58 for Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Old Business

Mr. Flateau informed the Board that the movement from the Pasco County Officers to the Florida Highway Patrol (FHP) started today. He reviewed the reason for the changes for the benefit of Ms. Albright. He stated that in speaking with the officer from the Florida Highway Patrol, they may have come up with a way to address parking on CDD property by placing signs at either end of the common areas that state "No Parking Between Signs". Once installed the officers would contact the owner of any vehicle parked in this area, give them a specific time frame to move the vehicle, and if not moved ticket them.

Mr. Flateau stated that the FHP Troop Supervisor came out for the first scheduled patrol and he rode around with him and reviewed what the District is looking to accomplish with the patrols and noted the areas of particular concern. The Supervisor indicated that he will do a ride through with each of his officers the first time they are on duty here to ensure that they have a good understanding of what is expected.

EIGHTH ORDER OF BUSINESS

**Preliminary Discussion on Fiscal
Year 2013/2014 Budget**

Mr. Brizendine reviewed the process of establishing a budget for fiscal year 2013/2014, which runs from October through September for the benefit of Ms. Albright. He asked if there were any items that the Board would like to see included in the budget when he brings back the first draft next month. Mr. Flateau recommended that an additional \$10,000 be included in the security budget to cover the increased cost of the Florida Highway Patrol. A brief discussion ensued regarding the possibility of building a fence between the homes in Suncoast and the homes in Lintower to stop the foot traffic and whether this would set precedence for other areas. It was noted that other areas could be considered in other years if warranted, but Lintower does not have a wetland or conservation area between the homes. The Board asked that Ms. Stewart be asked to look at the area to determine what would be involved and obtain a rough estimate prior to Management contacting Suncoast to see if they would consider splitting the cost.

Mr. Brizendine stated that during the last inspection OLM asked for proposals to re-sod along Mentmore. Mr. Flateau stated that there are several items that were budgeted for this year, such as hydro-seeding and installing plants in no parking areas and asked that those funds be broken out and a new line item added to reflect those funds. A brief discussion ensued regarding concerns with the hydro-seeding based on the prior experience. A recommendation was made that Chris Dewey be asked to provide the names of three companies for hydro-seeding. Mr. Flateau stated that Mr. Dewey recommended that they plant Bermuda in the areas that were hydro-seeded as it is all that is growing there now. He offered to meet with Mr. Dewey to obtain his recommendations with the goal of obtaining proposals for the June meeting.

A brief discussion ensued regarding the possibility of expanding the clubhouse parking area an adding additional spots to the left as you enter the parking lot. The Board asked that Ms. Stewart be asked to look into this area. A question was raised about installing a gate at the entrance to the parking lot as there are a lot of people from other communities using our playground.

Discussions were held regarding the desire to build a larger clubhouse and convert the existing clubhouse to a fitness center. It was noted that the initial request was not for a larger clubhouse but for the addition of another pool more suitable for families with small children. Residents mentioned wanting a fitness center, which led to discussions of a new clubhouse. The possibility of going with a splash park instead of a kiddie pool was put forward. The conversation went back to soundproofing the existing meeting room. Management was asked to obtain rough estimates for soundproofing the room, installing a splash pool, and expanding the parking lot for next months meeting.

Ms. Battistoni requested that the entrances be power washed.

NINTH ORDER OF BUSINESS

Staff Reports

A. Field Manager
No Report.

B. District Manager

Mr. Brizendine provided a brief overview of the financial status and summary report, stating that the District has collected 97% of the assessments placed on the tax roll and he anticipates getting another check based on the deadline for payment. He stated that the District was under budget for the month of February and reviewed the balances in the various accounts. He stated that based on current spending and budgeted expenses the projection is for the District to be approximately 6% under budget for the year.

Mr. Brizendine informed the Board of a bill before the legislature that could potentially impact CDD's. He stated that SB50 is a bill that would provide individuals the right to speak at public meetings prior to any votes being taken. This bill has passed the Senate and appears to have a good chance of passing the House as well. A brief discussion ensued regarding the impact this could have on the District, with it being noted that this Board generally allows for this anyway whenever there are members of the audience in attendance.

TENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests made.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Levy, seconded by Ms. Albright, with all in favor, the Board of Supervisors adjourned the meeting at 8:10 p.m. for Ballantrae Community Development District.

Assistant Secretary

Chairman/Vice Chairman