
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, July 1, 2013 at 6:40 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
Steve White	Board Supervisor, Assistant Secretary
Rich Levy	Board Supervisor, Vice Chairman

Also present were:

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

FIRST ORDER OF BUSINESS

Call to Order

Mr. Flateau called the meeting to order, noting that a quorum for the meeting was established earlier.

SECOND ORDER OF BUSINESS

Update on Refinancing Options

Mr. Flateau stated that he and Mr. Brizendine received an email from Mr. Robin on June 28th, which indicated that there is no value to the District in looking to refinance at this time and MBS is recommending that the Board hold off until January of 2014.

THIRD ORDER OF BUSINESS

**District Counsel and District Engineer
Reports**

A. District Counsel

Mr. Flateau stated that Mr. Robin had nothing further to present to the Board this evening and therefore was not in attendance.

B. District Engineer

Mr. Flateau stated that Ms. Stewart had nothing new to report to the Board and he updated the Board on the status of the pond maintenance project. He stated that most of work was completed in June with the only things outstanding being the install the of the sod around ponds 12, 21 & 27, planting of Pickeral on ponds 21 & 27, and planting the Littoral Shelves on the six ponds that were identified as needing this. He noted that Austin Outdoors has provided proposals for the sod and the littoral shelves would not be completed until water levels decline. A brief discussion ensued.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Audit Committee Meeting held on June 3, 2013

On a Motion by Mr. White, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the minutes of the Audit Committee meeting held on June 3, 2013 as presented for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on June 3, 2013

Mr. Brizendine presented a revised copy of the minutes to the Board outlining the changes that had been made.

(A brief recess was taken at 6:40 p.m. with the meeting being called back to order at 6:42 p.m. All those in attendance at the onset of the meeting were still in attendance).

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 June 3, 2013 as amended for Ballantrae Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for May

A brief discussion ensued regarding the payments to the State Troopers.

On a Motion by Mr. White, seconded by Mr. Levy, with all in favor the Board of Supervisors accepted the Operation and Maintenance Expenditures paid for the period of May 1-31, 2013 totaling \$61,819.73 for Ballantrae Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Old Business

Consideration of Proposals from Austin Outdoor

Mr. Brizendine reviewed the three proposals submitted by Austin Outdoor to sod the pond banks. Following a brief discussion the Board decided not to approve the proposal totaling \$4,940 as that area is currently under water, noting however, that the repairs between houses should be completed at this time. Mr. Levy stated that there are still ruts behind his home. Mr. Brizendine stated that he would check with Site Masters on this matter as they were supposed to have repaired them.

<p>On a Motion by Mr. Levy, seconded by Mr. White, with all in favor the Board of Supervisors approved the proposal for installing Bahia in various locations around the ponds totaling \$7,640.45 for Ballantrae Community Development District.</p>

Mr. Brizendine reviewed the proposals for sod replacement in the areas previously discussed by the Board (\$74,000 +), explaining that Ms. Rairigh does not feel that hydro-seeding would be affective during the rainy season. A brief discussion ensued regarding concerns with the proposals not being representative of what the Board had asked for. They asked that she prepare a proposal for hydro-seeding along Ballantrae and Mentmore Boulevards and separate proposals to over seed along those same streets. The possibility of doing a test section on the east side of Ballantrae was put forward. They questioned why the section of Bahia that she was going to allow to grow and naturally seed itself was cut last month and directed Management to request that this occur.

Audit Committee Recommendations

Mr. Flateau sought and received confirmation that this item could be tabled at this time.

Further Discussion of Splash Park Options

Mr. Brizendine stated that Ms. Albright met with Florida Play Structures and he received a proposal totaling \$129,321 but Ms. Albright has not had time to review it. He recommended that this item be tabled until next month.

Mr. Brizendine stated that he also obtained a proposal in the amount of \$38,000 to install a shade structure for the playground. It was noted that neither project would be started until the fall. Mr. Flateau asked that District Engineer provide pricing for the parking lot expansion and a brief discussion ensued regarding possible options for this project.

EIGHTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2011/2012
Financial Audit**

Mr. Brizendine reviewed the audit completed by Grau and Associates with the only finding relating to an error made by the Trustee in a previous year that was corrected last year; whereas, reserve funds were transferred to the wrong account. He asked for a motion to accept the audit and authorize Staff to submit it as required under Florida Statutes. Mr. Brizendine asked that the Board review the audit and contact him with any questions they might have. He noted that an amended audit could be filed if necessary.

On a Motion by Mr. Levy, seconded by Mr. White, with all in favor the Board of Supervisors accepted the Fiscal Year 2011/2012 Financial Audit and authorized Staff to submit it to the appropriate governmental agencies for Ballantrae Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. Field Manager

Mr. Fletcher asked that the Board consider upgrading the security cameras at the Straiton pool as the four existing cameras are not providing enough coverage. He stated that he would like to see two additional cameras and a DVR added. A brief discussion ensued regarding pricing and the following Board action was taken:

On a Motion by Mr. Levy, seconded by Mr. White, with all in favor the Board of Supervisors approved the purchase and installation of two additional cameras and a DVR at the Straiton Pool with a not-to-exceed amount of \$2,000 for the project for Ballantrae Community Development District.

A brief discussion ensued regarding the level of noise at the clubhouse when the DJ is onsite. It was stated that it appears that the HOA is doing what was asked of them.

B. District Manager

Mr. Brizendine provided a brief overview of the financial status and summary report, stating that the District has collected 102% of the assessments placed on the tax roll (\$919,059). He stated that the District was under budget for the month of May and reviewed the balances in the various accounts. He stated that based on current spending, budgeted expenses, and planned projects the District should be approximately 9% under budget for the year.

Mr. Brizendine stated that he received a letter of resignation from Amanda Battistoni as she no longer resides in Ballantrae and asked for a motion accepting it.

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

Mr. Brizendine stated that it is up to the Board to appoint a replacement Supervisor and Mr. White nominated Steve Bobick to fill the vacancy.

On a Motion by Mr. White, seconded by Mr. Levy, with all in favor the Board of Supervisors appointed Steve Bobick as Board Supervisor for Ballantrae Community Development District.

Mr. Flateau made a nomination that Rich Levy become the Vice Chairman as Ms. Battistoni formerly served in that capacity and he is the next senior Board Supervisor.

On a Motion by Mr. Flateau, seconded by Mr. White, with all in favor the Board of Supervisors appointed Rich Levy as the Vice Chairman for Ballantrae Community Development District.

Mr. Brizendine, a Notary in the State of Florida, swore Mr. Bobick 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. Mr. Bobick swore and affirmed to the oath as read by Mr. Brizendine.

TENTH ORDER OF BUSINESS


Supervisor Requests and Audience Comments

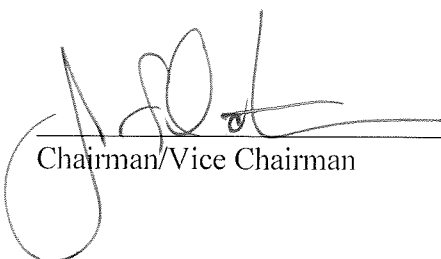
Mr. White expressed concern with stuff happening outside of the Board meeting as this is the second time that resignations have occurred and individuals have attended the meeting in anticipation of being appointed to the Board. Mr. Flateau stated that based on events that occurred at the time Mr. White was appointed he contacted individuals that might be interested in filling the upcoming vacancy and the Board was not obligated to appoint either candidate at that time. Mr. Levy asked that a process to appoint Board Supervisors between elections be put together for discussion at next month's meeting to ensure that there are no concerns with transparency in the future.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Levy, seconded by Mr. White, with all in favor, the Board of Supervisors adjourned the meeting at 7:28 p.m. for Ballantrae Community Development District.


Assistant Secretary


Chairman/Vice Chairman