
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, February 3, 2014 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
Richard Levy	Board Supervisor, Vice Chairman
Steve White	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>
John Toborg	Operations Manager, Rizzetta & Company, Inc.
Bill Fletcher	Maintenance Manager
Michelle Rairigh	Representative, Austin Outdoor <i>(joined the meeting in progress)</i>
Audience	

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 asked if there were any audience comments on agenda items. There were none.

Mr. Flateau stated that there was someone present to request a renewal of the use of the clubhouse for the fitness classes. The representative stated that it would be for one hour on Tuesdays and Thursdays.

<p>On a Motion by Mr. Levy, seconded by Mr. White, with all in favor, the Board of Supervisors approved the three month renewal of the use of the clubhouse for fitness classes for Ballantrae Community Development District.</p>
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Mr. Flateau stated that the woman who has been giving swimming lessons for the past six years has also asked for a renewal. He stated that if the renewal requests have no changes he doesn't think it is necessary for them to attend the meeting and that the Board could approve a paper renewal.

On a Motion by Mr. Levy, seconded by Mr. White, with all in favor, the Board of Supervisors approved the request for renewal for the use of the pool for swim lessons for Ballantrae Community Development District.

SECOND ORDER OF BUSINESS

District Counsel and District Engineer Reports

A. District Counsel

Not present.

B. District Engineer

Mr. Flateau put the discussion regarding the parking lot expansion on hold until Ms. Stewart joined the meeting.

Ms. Stewart gave the Board an update on the parking lot expansion. She stated that she sent the final set of plans and the lowest bid to Tracy Robin's office to prepare a contract. Ms. Stewart stated that she received proposals from Site Masters, Ripa & Associates, and Asphalt Concrete and Parking Lot Maintenance "ACPLM". She stated that ACPLM was the lowest bidder at \$83,397. Ms. Stewart stated that this also includes \$24,000 worth of the wall and the reconstruction of the dumpster pad. She stated that she has the SWFWMD permit and she is still finalizing the Pasco County approval. Ms. Stewart requested that the Board approve the contract with ACPLM after District Counsel's review and approval. She entertained the Board member's questions.

Ms. Stewart stated that she spoke to the engineer who worked on the plans. She stated that the engineer spoke to the County. She stated that the County said that they will allow the buffering and screening that is in place to meet compliance standards. Ms. Stewart stated that the Board needs to decide if they want to put a fence or vegetation up as a buffer for the residents. Discussion ensued regarding PVC versus chain link fence. Ms. Stewart stated that they will be starting the construction on the parking lot expansion in March and will be completed in a couple of weeks.

On a Motion by Mr. White, seconded by Mr. Levy, with all in favor, the Board of Supervisors authorized District Counsel to draft a contract with ACPLM for the parking lot expansion and authorized District Chairman to execute the contract for Ballantrae Community Development District.

Mr. Toborg stated that he spoke with Ms. Stewart regarding a proposal from Cardno Entrix from January 2010 for perimeter cleanouts for most of the wetlands. He stated that it was in the amount of \$26,800.

Mr. Toborg stated that on his inspections he still continues to see some invasive plant species throughout various areas. He stated that he and Ms. Stewart were advised by Don Richardson to be very careful since the areas are natural wetlands. Mr. Toborg stated that Mr. Richardson advised that an agency should be involved to make sure that the removal of the invasive plant species is done correctly. Ms. Stewart stated that with the drought there comes a lot of nuisance non-native vegetation. She stated that the ACOE, SWFWMD, and Pasco County all want the areas to be left in their natural condition. Ms. Stewart entertained the Board member's questions. Discussion ensued. Ms. Stewart stated that she would go back and look at the areas again. Mr. Flateau stated that Mr. Toborg should identify the areas where there are invasive plants and share that information with Ms. Stewart and Ms. Rairigh. Discussion ensued regarding access easements. Mr. Flateau stated that they are addressing invasive plants that come out of the wetlands not the ones that are in the wetlands. He stated that the Board can discuss it further at their next meeting after Mr. Toborg and Ms. Stewart have gathered some more information.

Mr. Flateau asked Ms. Stewart to take a look at Pond #9 in Straiton before the next meeting. He stated that a resident is complaining about plantings in the pond. Mr. Flateau stated that there is Club Rush on the pond bank and the resident doesn't like it. He stated that the Club Rush killed the Pickerel Weed. Mr. Flateau stated that he doesn't have a problem with removing the Club Brush this spring and replacing it with Pickerel Weed on that side of the pond bank. Mr. Flateau requested that someone talk to Tony Smith to make sure that his employees are careful of the chemicals that they are using.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on January 6, 2014

There were no changes to the minutes.

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 Supervisors meeting held on January 6, 2014 as presented for Ballantrae Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for December 2013

A brief discussion ensued regarding various invoices and the services they represent.

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 December 1-31, 2013 totaling \$76,704.36 for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Old Business

Update on Splash Pad

Mr. Matthews gave the Board an update on the Splash Pad. He stated that everything is on schedule to be completed by the end of March.

Mr. Flateau gave the Board an update on the surveillance video issue. He stated that he had previously asked the Board if they would like him to pursue the issue with the State to get legislation that would provide an exemption on the surveillance video so it isn't accessible for everyone. Mr. Flateau stated that the Board directed him to do so.

(Ms. Stewart joined the meeting in progress)

Mr. Flateau distributed copies of the testimony he gave at the hearing regarding the surveillance video case and gave the Board an update. He stated that as a result of the hearing the representative and the senator stated that they would propose legislation this year. Mr. Flateau stated that he sent them a memo summarizing the issues that the Board has been discussing. He reviewed his memo for the Board.

Mr. Flateau stated that he had suggested at the last meeting that the Supervisors to go take a look at the area and share their thoughts before the Board proceeded with a decision. Discussion ensued regarding the Lintower fence. Mr. Flateau stated that there are other areas in the community where foot traffic comes through into Ballantrae. He expressed his concern with having to install fences for each of the villages. Mr. Flateau stated that residents around the park also wanted a fence installed. Mr. Levy stated that he would be in support of installing a fence at Lintower or any of the perimeter areas. Discussion continued. The Board member's decided to wait until all Board members were present before making a decision.

SIXTH ORDER OF BUSINESS

Consideration of New Business

Consideration of Proposal for Erosion Repair

Mr. Matthews presented a proposal from Site Masters of Florida for lake bank erosion repair for the front pond on the west side. He reviewed the proposal for the Board. Ms. Stewart stated that she had proposal for the pond on the end of Mentmore. Ms. Stewart requested that the Board have a general discussion on erosion control. She stated that one of the issues is that most of the contractors don't provide a warranty. Ms. Stewart stated that BioMass Tech is the only one who does provide a warranty. She stated that the District can have them come back and make repairs under their warranties. Discussion ensued. Mr. Toborg reviewed the erosion areas for the Board. Ms. Stewart stated that she is not comfortable with Site Masters doing erosion repair work. Mr. Toborg and Ms. Stewart entertained the Board member's questions. Ms. Stewart stated that she would work with Mr. Toborg on the erosion repair issues. She stated that they should wait until the water levels go down before doing any erosion repairs.

Mr. Flateau asked to go back in the agenda and let Ms. Stewart do her engineer's report.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Maintenance Manager

Mr. Fletcher stated that two security cameras have been installed on the outside area. Mr. Flateau asked if the District wanted to have a couple of cameras shooting generally out into the park to see what is going on out there at night. Discussion ensued. Mr. Flateau suggested holding off until they see if the legislature does anything on surveillance video.

Mr. Flateau stated that there was an accident in the park today and there was damage to the District's property. He stated that he thinks the policy should be whenever someone causes damage to the District's property and the person can be identified that the District should try and collect for the damage. The other Board member's agreed.

Ms. Rairigh stated that she would contact the splash pad contractor to coordinate what she needs to do for the irrigation in the area.

Ms. Rairigh stated that she would check the tree that was damaged in the accident area to see if it needs to be replaced.

Mr. Flateau stated that Ms. Rairigh talked about plant beds along the walls at the last meeting and asked if she had a proposal for the work. Ms. Rairigh stated that she did bring a proposal and a map for the Board's information if they would like to budget for the plant material. She reviewed her proposal for the plant beds on the North, South, and East walls. Ms. Rairigh stated that the cost was approximately \$13,000. She entertained the Board member's questions. Mr. Flateau stated that the Board could discuss it further at their next meeting when all the supervisors were present.

Mr. Flateau asked for an update on Gianna Way and if the District is supposed to be maintaining the areas behind the homes. Ms. Rairigh stated that she her crew has mowed the area and will be maintaining it moving forward. Mr. Levy stated that there are some dying trees by the pond behind his home. Ms. Rairigh stated that she would check the area.

Ms. Rairigh suggested tamping down the exposed sod in the areas that the hogs have torn up. She stated that she would review these areas also.

Mr. White stated that there big tire tracks along the edge of the eastern main pond. Mr. Levy stated that it may be where American Ecosystem puts in their boat. Mr. White stated that the grass is growing wild under the exercise equipment that is around the pond. He requested that weed killer be sprayed on the areas. Mr. White stated that there are also a lot of fire ant mounds around the pond. Ms. Rairigh stated that she would follow-up on these issues.

Mr. Toborg reviewed the landscape proposals that were generated from the November landscape report. Discussion ensued regarding the issues with the Lintower Entrance.

On a Motion by Mr. Levy, seconded by Mr. White, with all in favor, the Board of Supervisors authorized the removal of the plant material and the drip line at the Lintower Entrance and replacing it with concrete (approximately a 4 x 6 area) for Ballantrae Community Development District.

Mr. Flateau directed Mr. Fletcher to obtain a proposal for the concrete placement.

Discussion ensued regarding the landscape proposals.

On a Motion by Mr. White, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved Austin Outdoor's three landscaping proposals (not-to-exceed \$1,800) as presented by Mr. Toborg for Ballantrae Community Development District.

Mr. Toborg stated that he is having an Oak Tree replaced that is not recovering from stress. He stated that it is under warranty.

B. District Manager

Mr. Matthews briefly reviewed the financial status report for the month of November 2013.

Mr. Matthews stated that the next meeting was scheduled for March 3, 2014 at 6:30 p.m.

EIGHTH ORDER OF BUSINESS


Audience Comments and Supervisor Requests

Mr. Flateau asked if there were any Supervisor requests. There were none.

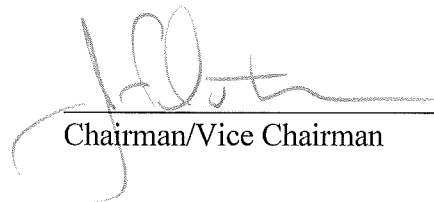
NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Levy, seconded by Mr. White, with all in favor, the Board of Supervisors adjourned the meeting at 8:15 p.m. for Ballantrae Community Development District.



Assistant Secretary



Chairman/Vice Chairman