
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, June 2, 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 Bobick	Board Supervisor, Assistant Secretary
Steve White	Board Supervisor, Assistant Secretary
Tony Thomas	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Bill Fletcher	Maintenance Manager
Tony Smith	Representative, American Ecosystems
Carl Shortstall	Representative, Florida Play Structures
Cindy Shortstall	Representative, Florida Play Structures
Richard Solkin	Representative, Ballantrae HOA

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Flateau called the meeting to order and Mr. Huber read the roll call confirming a quorum for the meeting.

Mr. Flateau asked if anyone present wanted to address the Board. Mr. Solkin addressed the Board regarding a DJ at the pool during the summer months. He stated that the HOA sent out an email blast to the residents regarding the DJ at the pool and received an overwhelming response in favor of having the DJ at the pool on Sundays. Mr. Solkin stated that the HOA is requesting to have the DJ perform at the pool on Sundays from 12:00 p.m. to 4:00 p.m. He stated that the HOA would like to put signage out on Saturdays informing the residents of the DJ.

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT

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46 The Board entertained audience comments regarding the DJ performing at the pool.
47 Discussion ensued. The Board authorized the DJ to perform every other Sunday and if all goes well
48 it can be revisited for every Sunday.
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On a Motion by Mr. Levy, seconded by Mr. Thomas, with all in favor, the Board of Supervisors approved the HOA Social Committee's request for a DJ every other Sunday (odd dates) through August (12:00 p.m. to 4:00 p.m.) for Ballantrae Community Development District.

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51 Mr. Flateau asked if there were any other residents that wanted to address the Board.

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53 Charlene Clark addressed the Board regarding her health and awareness seminars. She
54 requested a renewal of the use of the clubhouse for the next quarter. There were no audience
55 comments.
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On a Motion by Mr. White, seconded by Mr. Bobick, with all in favor, the Board of Supervisors approved Charlene Clark's request for the continued health and wellness seminars for July 25th, August 28th, and September 25th (6:00 p.m. to 10:00 p.m.) for Ballantrae Community Development District.

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58 Mr. Flateau stated that he would like the two vendors present to address the Board at this
59 time starting with American Ecosystems.
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61 Tony Smith from American Ecosystems presented and reviewed a proposal to transplant
62 approximately 1,000 Pickerel Weed plants from pond #20 to the pond in the front of the community
63 that had the recent erosion repairs. Discussion ensued regarding the ponds. Mr. Flateau and Mr.
64 Smith entertained audience members' comments and questions.
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On a Motion by Mr. Levy, seconded by Mr. White, with all in favor, the Board of Supervisors approved American Ecosystems proposal to transplant Pickerel Weed from pond#20 to the pond in front of the community (1,000 plants at a cost of \$400.00) for Ballantrae Community Development District.

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67 Discussion ensued regarding the County being in the community inspecting the ponds and
68 inflow/outflow structures for the last couple of months. It was mentioned that the County is also in
69 the process of updating their flood zone maps.
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71 *(Mr. Smith left the meeting in progress)*
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73 Mr. Shortstall from Florida Play Structures gave the Board an update on the splash pad and
74 shade structure. He stated that there was an issue with the roofline of the shade structure. Mr.
75 Shortstall gave a little background on the issue. He explained that the shade structure to be installed
76 is a better design and better suited for the District's needs. Mr. Flateau gave the audience members
77 more background on the issue of the shade structure design.

78 Mr. Shortstall entertained the Board members' and audience members' questions regarding
79 the shade structure.
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On a Motion by Mr. Bobick, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved a revised shade structure to be installed for Ballantrae Community Development District.

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82 Mr. Shortstall stated that that the shade structure should be completed by next week. Mr.
83 Flateau stated that a gate is needed on the back side of the splash pad for Mr. Fletcher to have
84 access. Mr. Shortstall stated that the gate should be installed next week at no charge. Mr. Flateau
85 stated that the vendor who installed the fence wanted \$1,300 to install a gate. The Board released
86 payment that was being held from Mr. Shortstall.

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88 *(Mr. Shortstall left the meeting in progress)*

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90 Mr. Flateau moved to the presentation of the preliminary budget since there were members
91 of the audience waiting for this item to be presented and discussed.

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93 **SECOND ORDER OF BUSINESS**

Consideration of New Business

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95 **Presentation of Fiscal Year 2014/2015**
96 **Preliminary Budget**

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98 Mr. Flateau briefly reviewed the budget process for the audience members. Mr. Huber
99 presented the preliminary budget for fiscal year 2014/2015. He distributed the reserve study that
100 was received earlier today. Mr. Huber stated that the annual amount indicated on the reserve study
101 has been included in the preliminary budget. Mr. Flateau stated that the amount included from the
102 reserve study is the same amount that is in the asset reserve. He stated that the reserve study is quite
103 lengthy and could be included on next month's agenda for further discussion. Mr. Flateau stated
104 that the assessments have not been increased in seven years. He stated that the total Operation and
105 Maintenance budget is \$899,116.

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107 The Board entertained comments and questions from the audience members regarding the
108 park development fund and amenity projects. Discussion ensued regarding the HOA making a
109 donation to the CDD towards new amenity facilities. The Board entertained audience comments
110 regarding lights for the tennis courts. Mr. Flateau stated that there is a curfew resolution in place
111 and the facilities close at dusk. Discussion ensued regarding lighting the tennis courts. It was
112 decided not to include the lighting of the tennis courts in the budget at this time.

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114 Mr. Flateau opened the floor for Board discussion on the preliminary budget. Discussion
115 ensued regarding various projects and line items of the budget. Numerous adjustments were made
116 to the budget.

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**Consideration of Resolution 2014-04,
Approving Fiscal Year 2014/2015
Preliminary Budget and Setting the Public
Hearing on the Final Budget**

Mr. Huber presented Resolution 2014-04, approving fiscal year 2014/2015 preliminary budget and setting the public hearing on the final budget.

On a Motion by Mr. White, seconded by Mr. Levy, with all in favor the Board of Supervisors approved Resolution 2014-04, Approving fiscal year 2014/2015 preliminary budget (\$1,099,116) and setting the public hearing on the final budget (August 4, 2014 at 6:30 p.m. at the Ballantrae Clubhouse, located at 17911 Mentmore Blvd., Land O' Lakes, FL 34638) for Ballantrae Community Development District.

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(Mr. Brizendine left the meeting in progress)

The Board went back to the regular order of the agenda after approving Resolution 2014-04.

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THIRD ORDER OF BUSINESS

**District Counsel and District Engineer
Reports**

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A. District Counsel
Not present.

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Mr. Flateau stated that he spoke to District Counsel regarding the new legislative requirements and learned that a few things will have to be changed on the District's website to be in compliance. Mr. Flateau briefly reviewed the changes for the Board. He stated that Mr. White would be making the changes to the website. Mr. White stated that the deadline for the compliance is October 1, 2015.

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Mr. Flateau gave the Board an update on the County's right-of-way maintenance agreement. He stated that Mr. Robin has been working with two other law firms that represent a number of community development districts in Pasco County.

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B. District Engineer
Not present.

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THIRD ORDER OF BUSINESS

**Discussion Regarding Monthly Landscape
Report**

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Mr. Flateau opened the floor for discussion regarding the monthly landscape report. Mr. Huber distributed the landscaper's comments on the report and a proposal from Austin Outdoor for \$954.60. Mr. Huber stated that the proposal was for the installation of plants in two locations inside of the pool area. Discussion ensued. Mr. Flateau directed Mr. Huber to obtain clarification on the area for the plantings and then send the proposal to him for approval.

158 **FOURTH ORDER OF BUSINESS** **Consideration of the Minutes of the Board**
159 **of Supervisors' Meeting held on May 5,**
160 **2014**
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162 There were no changes to the meeting minutes.
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On a Motion by Mr. White, seconded by Mr. Bobick, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors meeting held on May 5, 2014 as presented for Ballantrae Community Development District.

164 **FIFTH ORDER OF BUSINESS** **Consideration of Operation and**
165 **Maintenance Expenditures for April 2014**
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167 No discussion.
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On a Motion by Mr. White, seconded by Mr. Thomas, with all in favor the Board of Supervisors accepted the Operation and Maintenance Expenditures paid for the period of April 1-30, 2014 totaling \$81,638.92 for Ballantrae Community Development District.

170 **SIXTH ORDER OF BUSINESS** **Consideration of Old Business**
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172 Mr. Flateau stated that he received a resident request regarding the installation of a
173 streetlight at the north end of Downan Point Dr.
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175 Mr. Flateau stated that several residents on Downan Point Dr. have expressed concern
176 regarding a fence being installed that appears to be encroaching onto District property. Discussion
177 ensued. Mr. Flateau stated that the work on the fence has stopped and the HOA is working to
178 resolve the issue. He stated that he gave the HOA until July to resolve the issue or the District will
179 have the portion of the fence removed that is on District property and bill the resident.
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181 Mr. Flateau stated that a deed was sent to the Straiton District Manager showing that the
182 streets in Straiton have been deeded over to the Straiton HOA by M/I Homes.
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184 Mr. Flateau stated that the work is progressing on ponds #9 and #20.
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186 Mr. Flateau stated that he received a complaint from Memorial Day regarding the deck
187 chairs being uncomfortable. Mr. Levy stated that he received a couple of complaints regarding the
188 pool monitors being a little too aggressive.
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190 Mr. Flateau stated that the District is required to record and keep the videos from the
191 cameras for 30 days. Discussion ensued regarding the cost of a request for a recording. The Board
192 decided that the recording must be on a District approved thumb drive at a cost of \$20.00 for the
193 first hour and \$5.00 per quarter hour after that plus the cost of the thumb drive.
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EIGHTH ORDER OF BUSINESS

Staff Reports

A. Maintenance Manager
No report.

B. District Manager
Mr. Huber distributed the audited financial statements for year ended September 30, 2013 for the Boards' review prior to the next meeting.

Mr. Huber announced that SWFWMD will be holding a workshop regarding best management practices for stormwater ponds at Rizzetta & Company's training center on June 25th 1:00 p.m. to 4:00 p.m.

Mr. Huber stated that the next meeting was scheduled for July 7, 2014 at 6:30 p.m.

NINTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests


There were no audience comments.

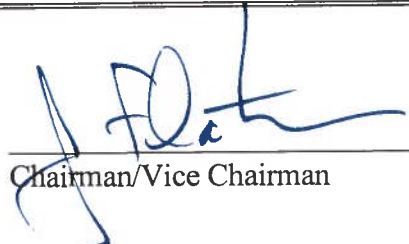
Mr. Flateau asked if there were any Supervisor requests. Mr. White stated that there are still some issues with the fountain in the east pond. Mr. Fletcher stated that he has been working on the issues.

TENTH 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 9:40 p.m. for Ballantrae Community Development District.


Assistant Secretary


Chairman/Vice Chairman