

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 public hearing and regular meeting of the Board of Supervisors of the Ballantrae Community Development District was held on **Monday, August 4, 2014 at 6:37 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
Tony Thomas	Board Supervisor, Assistant Secretary
Steve White	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Bill Fletcher	Maintenance Manager
Tracy Robin	District Counsel, Straley & Robin
Tonja Stewart	District Engineer, Stantec Consulting Services
Michelle Rairigh	Representative, Austin Outdoor

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.

SECOND ORDER OF BUSINESS

Audience Comments

No audience members present.

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THIRD ORDER OF BUSINESS

**District Counsel and District Engineer
Reports**

A. District Counsel

Mr. Straley gave the Board an update on the Roads. Mr. Flateau stated between our District Manager and their HOA Manager, our District Engineer and their Engineer no one was watching over the last seven (7) years who owns the roads in Straiton. The Board directed Mr. Straley to send letters to both HOA's regarding the no parking enforcement and ownership of the roads and mowing of the properties in Straiton. A discussion ensued.

On a Motion by Mr. White, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved for District Counsel to draft 3 letters, (2 to the HOA and 1 to the Attorney) for Ballantrae Community Development District.

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B. District Engineer

Ms. Stewart gave the Board an update on the SWFWMD & Pasco County permitting for the parking lot addition. Ms. Stewart presented a proposal from Austin Outdoors for landscape work as required by Pasco County.

On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor, the Board of Supervisors approved the Austin Outdoors proposal in the amount of \$2,545.20 as required by Pasco County for Ballantrae Community Development District.

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FOURTH ORDER OF BUSINESS

**Discussion Regarding Monthly Landscape
Report (under separate cover report and
response to report)**

Ms. Rairigh presented her landscape report and response to the Board. A discussion ensued.

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FIFTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Meeting held on July 7,
2014**

There were no changes to the meeting minutes.

On a Motion by Mr. Levy, seconded by Mr. White, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors meeting held on July 7, 2014 as presented for Ballantrae Community Development District.

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81 **SIXTH ORDER OF BUSINESS** **Consideration of Operation and**
82 **Maintenance Expenditures for June 2014**
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On a Motion by Mr. White, seconded by Mr. Bobick, with all in favor the Board of Supervisors authorized the removal of the Park Development Fund expenditures in the amount of \$43,201.46 for Ballantrae Community Development District.

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On a Motion by Mr. White, seconded by Mr. Bobick, with all in favor the Board of Supervisors approve the payment in the amount of \$43,201.46 from the Park Development Fund as established by the Board for Ballantrae Community Development District.

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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 June 1-30, 2014 totaling \$87,976.02 as amended for Ballantrae Community Development District.

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87 Mr. Flateau asked Mr. Huber does Ballantrae CDD have a contract between Ballantrae
88 CDD and Rizzetta. Mr. Huber replied yes, a discussion ensued.

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90 **SEVENTH ORDER OF BUSINESS** **Consideration of Old Business**
91 **Discussion Regarding Reserve Study**
92 **versus Asset Reserve Report**
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94 Mr. Flateau stated the Board currently has a report that was prepared over the last five years
95 and the Reserve Study that was recently done. The Board directed the DM to combine the two
96 together and determine what is different from what is currently being done in order to determine
97 any adjustments that need to be made and where these funds should be allocated. A discussion
98 ensued.

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100 **EIGHTH ORDER OF BUSINESS** **Consideration of Old Business**
101 **Discussion Regarding the Annual Curfew**
102 **Resolution (draft trespass letter under**
103 **separate cover)**
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105 Mr. Huber distributed a draft trespass letter prepared by Mr. Flateau for Pasco County to the
106 Board. Mr. Flateau stated he had the Pasco County officer look up the Ballantrae curfew and the
107 deputy stated it was either not recorded or has expired, which means there is no curfew currently in
108 place for Ballantrae. Mr. Flateau also stated the curfew would also apply to the Straiton Pool
109 House. Mr. Flateau reviewed the draft to the Board. Mr. Fletcher presented proposals to light the
110 tennis courts to the Board. All Board Supervisors stated the pricing of the tennis courts lights was
111 very expensive. Mr. Flateau asked Mr. Fletcher to contact Hines Electric and see where they have
112 installed lights similar to the proposed tennis court lights at Ballantrae that the Board could visit.
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NINTH ORDER OF BUSINESS

Staff Reports

Maintenance Manager

Mr. Fletcher presented the proposal for basketball court resurfacing to the Board in the amount of \$4,600.00.

On a Motion by Mr. White, seconded by Mr. Bobick, with all in favor the Board of Supervisors approved the Sports Services, LLC proposal for resurfacing of basketball courts in the amount of \$4,600.00 for Ballantrae Community Development District.

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District Manager

Mr. Huber presented the June 2014 Financial Status and Report to the Board. Mr. Huber stated the next meeting is scheduled for September 8, 2014 at 6:30 p.m. Mr. Huber presented the audit report for September 30, 2013 (under separate cover) to the Board.

On a Motion by Mr. White, seconded by Mr. Thomas, with all in favor the Board of Supervisors accepted the September 30, 2013 audit as presented for Ballantrae Community Development District.

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TENTH ORDER OF BUSINESS

Audience Comments

No audience members present.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Bobick asked about the tarp on the maintenance shed

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. White, seconded by Mr. Thomas, with all in favor, the Board of Supervisors adjourned the regular meeting at 9:37 p.m. for Ballantrae Community Development District.

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THIRTEENTH ORDER OF BUSINESS

**Consideration of New Business
Public Hearing on Fiscal Year 2014/2015
Final Budget (under separate cover)**

On a Motion by Mr. White, seconded by Mr. Bobick, with all in favor the Board of Supervisors opened the Public Hearing Meeting for Ballantrae Community Development District.

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147 **FOURTEENTH ORDER OF BUSINESS** **Consideration of New Business**
148 **Consideration of Resolution 2014-05,**
149 **Adopting Fiscal Year 2014/2015 Final**
150 **Budget**

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152 The Board requested to move the trim in the amount of \$36,123.00 to projects fund.
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On a Motion by Mr. White, seconded by Mr. Levy, with all in favor the Board of Supervisors adopted Resolution 2014-05, Adopting Fiscal Year 2014/2015 Final Budget for Ballantrae Community Development District.

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155 **FIFTEENTH ORDER OF BUSINESS** **Consideration of New Business**
156 **Consideration of Resolution 2014-06,**
157 **Imposing Assessments to Fund Fiscal Year**
158 **2014/215 Budget**
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On a Motion by Mr. Levy, seconded by Mr. White, with all in favor the Board of Supervisors adopted Resolution 2014-06, Imposing Assessments to Fund Fiscal Year 2014/215 Budget for Ballantrae Community Development District.

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161 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**
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On a Motion by Mr. Levy, seconded by Mr. Thomas, with all in favor, the Board of Supervisors adjourned the public hearing meeting at 9:43 p.m. for Ballantrae Community Development District.

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167 Assistant Secretary


_____ Chairman/Vice Chairman