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**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, September 8, 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	<b>Board Supervisor, Chairman</b>
Richard Levy	<b>Board Supervisor, Vice Chairman</b>
Steve Bobick	<b>Board Supervisor, Assistant Secretary</b>
Tony Thomas	<b>Board Supervisor, Assistant Secretary</b>
Steve White	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matthew Huber	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Bryan Rizzetta	<b>Associate D.M., Rizzetta &amp; Company, Inc.</b>
Michelle Rairigh	<b>Representative, Austin Outdoor</b>

Audience	<b>Present</b>
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**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**

Ms. Beatty requested to use the Clubhouse on October 11, 2014 from 12:00 p.m. to 4:00 p.m. for a Breast Cancer Team Fundraiser Event.

On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor, the Board of Supervisors approved the use of the Clubhouse on October 11, 2014 from 12:00 p.m. to 4:00 p.m. for a Breast Cancer Team Fundraiser Event for Ballantrae Community Development District.
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Susan requested the use of the Clubhouse on Tuesday mornings from 10:00 a.m. to 11:00 a.m. for Pilates Class for a period of three (3) months.

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On a Motion by Mr. Levy, seconded by Mr. Thomas, with all in favor, the Board of Supervisors approved the use of the Clubhouse on Tuesday mornings from 10:00 a.m. to 11:00 a.m. for Pilates Class for a period of three (3) months contingent approval of the fee schedule similar to other programs for Ballantrae Community Development District.

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Mr. Huber stated management received a request from the Girl Scout's for the continued use of the Clubhouse on Thursday's for Troup meetings.

On a Motion by Mr. Bobick, seconded by Mr. Levy, with all in favor, the Board of Supervisors approved the continued use of the Clubhouse for the Girl Scout's Troop meetings on Thursdays for Ballantrae Community Development District.

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Mr. Huber stated management received a request from Ms. Domhoff for continued use of the clubhouse for a Zumba Class on Saturdays at 9:00 a.m. and starting September 2014, she would like to add a night class on Wednesdays at 7:00 p.m. The Board discussed the request.

On a Motion by Mr. Levy, seconded by Mr. White, with all in favor, the Board of Supervisors approved the use of the clubhouse for a Zumba class on Saturdays at 9:00 a.m. and Wednesdays at 7:00 p.m. contingent upon Clubhouse availability on Wednesday night and approval of a fee schedule similar to other programs for Ballantrae Community Development District.

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KC Newbill Swim Instruction requested use for private and group lessons. District Manager will present to KC Newbill Swim Instruction all requirements and restrictions of the Board for a re-submittal to the Board for approval.

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**THIRD ORDER OF BUSINESS**

**District Counsel and District Engineer Reports**

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**A. District Counsel**

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Not present. Mr. Flateau stated District Counsel, Mr. Tracy Robin did send out the letter to the Straiton Board requesting them to take over the parcels the Board had discussed at their August 4, 2014 meeting and to cease enforcing any parking rules on their streets. Mr. Robin also sent the same letter to the Ballantrae Master Association. Straiton did not have a board meeting in the month of August.

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**B. District Engineer**

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Not present.

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77 **FOURTH ORDER OF BUSINESS** **Discussion Regarding Monthly Landscape**  
78 **Report (response under separate cover)**  
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80 Ms. Rairigh presented her landscape report and response to the Board. The Board asked  
81 about the Juniper that has died at Duke Firth. The Juniper that died had numerous tunnels in the  
82 mulch and was most likely caused by armadillos or some other animal. Ms. Rairigh stated she will  
83 replace the Juniper's in this area that are damaged or have died. Mr. Bobick stated the trees in the  
84 water shed close to 3914 Duke Firth Street are falling down. A discussion ensued. Mr. Rairigh  
85 will review. Ms. Rairigh stated they can cut back any encroaching vegetation which is included in  
86 their contract. Mr. Levy asked what the schedule for pond bank mowing is; Ms. Rairigh stated  
87 these areas are mowed every other week. Ms. Rairigh will check on adding additional mows for the  
88 pond banks for next season. Ms. Rairigh will send the cost of a one time mow service of the pond  
89 banks to the District Manager. Ms. Rairigh asked when the Board would like the mulching done.  
90 The Board directed Ms. Rairigh the first or second week of November, 2014. The Board asked  
91 about Christmas decorations and asked for proposals and representatives to be at the next meeting,  
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93 **FIFTH ORDER OF BUSINESS** **Consideration of the Minutes of the Board**  
94 **of Supervisors' Meeting held on August 4,**  
95 **2014**  
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97 Mr. Flateau directed staff to review the audio from the August 4, 2014 minutes and present  
98 an accurate representation of the meeting and re-submit for the Board to reconsider. Mr. Flateau  
99 also requested the June 2, 2014 meetings be revised to include the full budget amount of  
100 \$1,099,116.00. Mr. Flateau requested the May 5, 2014 meetings be revised to identify who made  
101 the request to staff regarding separate account numbers associated with the various fund accounts.  
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On a Motion by Mr. White, seconded by Mr. Bobick, with all in favor, the Board of Supervisors directed staff to correct the amount of the budget in the June 2, 2014 meetings, indemnify Mr. Ballantrae in the May 5, 2014 minutes and reconsider the August 4, 2014 minutes from all of the points from the audio tape for Ballantrae Community Development District.

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104 **SIXTH ORDER OF BUSINESS** **Consideration of Operation and**  
105 **Maintenance Expenditures for July 2014**  
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107 Mr. Flateau requested the Operation & Maintenance Expenditures for July 2014 be reduced  
108 by \$10,000.00. A discussion ensued. Mr. Huber will email the board supervisors a copy of the  
109 bank statements.  
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On a Motion by Mr. White, seconded by Mr. Levy, with all in favor the Board of Supervisors approved the Operation and Maintenance Expenditures paid for the period of July 1-31, 2014 totaling \$70,940.94 as amended 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 approved \$10,000.00 to be allocated to the Park Fund for Ballantrae Community Development District.

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115 **SEVENTH ORDER OF BUSINESS**

**Discussion of Request for Proposals for  
District Management Services**

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118 Mr. White inquired about the addendum to the current district management contract. Mr.  
119 Flateau will contact Mr. Tracy regarding the boiler plate contract and the last bidders list to include  
120 an invitation to each previous bidder. A discussion ensued.

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122 **EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-07;  
Setting Fiscal Year 2014/2015 Meeting  
Schedule**

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126 A change was made to move September 7, 2014 to September 14, 2014.

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On a Motion by Mr. Bobick, seconded by Mr. Thomas, with all in favor the Board of Supervisors adopted Resolution 2014-07; Setting Fiscal Year 2014/2015 Meeting schedule as amended for Ballantrae Community Development District.

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129 **NINTH ORDER OF BUSINESS**

**Staff Reports**

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131 **Maintenance Manager**

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On a Motion by Mr. Bobick, seconded by Mr. Levy, with two in favor and three opposed the Board of Supervisors approved to keep the Pool Monitors on weekends through the end of September 2014 for Ballantrae Community Development District. This motion failed due to lack of support.

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On a Motion by Mr. White, seconded by Mr. Thomas, with three in favor and two opposed the Board of Supervisors approved to terminate the pool monitors effective September 8, 2014 for Ballantrae Community Development District.

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Mr. Huber presented two proposals from T&R Painting Specialist, Inc., in the amount of \$1,250.00 and \$350.00. A discussion ensued. Mr. Flateau will check with Mr. Fletcher on Monday regarding these proposals.

**District Manager**

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Mr. Huber presented the July 2014 Financial Status and Report to the Board. Mr. Huber stated the next meeting is scheduled for October 6, 2014 at 6:30 p.m. Mr. Huber presented insurance renewals from Egis and Stahl to the Board for their consideration. The deadline for Egis is September 30, 2014 and for Stahl is September 19, 2014.

On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor the Board of Supervisors designated Mr. Steve White to work with the District Manager on reviewing the insurance proposals and authorized Mr. Steve White to execute the contracts to implement insurance for Ballantrae Community Development District.

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**TENTH ORDER OF BUSINESS**

**Audience Comments**

An audience member inquired how to repair a wall crack. They were directed to the HOA Representative Richard Solkin, 813-407-3901.

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**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Bobick asked if anyone knows anything about the cones set up on Ballantrae Boulevard by the County.

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**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Levy, seconded by Mr. White, with all in favor, the Board of Supervisors adjourned the public hearing meeting at 8:20 p.m. for Ballantrae Community Development District.

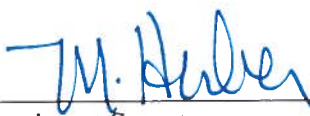
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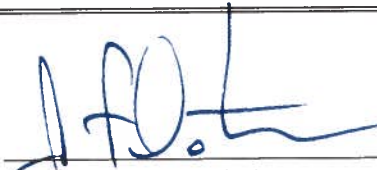
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Assistant Secretary

  
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Chairman/Vice Chairman