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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 regular meeting of the Board of Supervisors of the Ballantrae Community Development District was held on **Monday, February 2, 2015 at 6:32 p.m.** at the Ballantrae Community Center, located at 17611 Mentmore Boulevard, Land O’Lakes, FL 34638.

Present and constituting a quorum:

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| Richard Levy | Board Supervisor, Chairman |
| James Flateau | Board Supervisor, Vice Chairman |
| Steve Bobick | Board Supervisor, Assistant Secretary |
| Tony Thomas | Board Supervisor, Assistant Secretary |

Also present were:

- | | |
|------------------|---|
| Matthew Huber | District Manager, Rizzetta & Company, Inc. |
| Scott Brizendine | Associate Director of Financial Services, Rizzetta & Co. |
| Brooke DeVito | Financial Analyst, Rizzetta & Co. |
| Tracy Robin | District Counsel, Straley & Robin |
| Tyree Brown | Operations Manager, Rizzetta Amenity Services |
| Ed Bulleit | Representative, MBS Capital Markets, LLC |
| Michelle Rairigh | Representative, Austin Outdoor |
| Bill Fletcher | Maintenance Manager |

Audience **Present**

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

An audience member stated they do not want a Circle K in front of the community and they want the pond to remain untouched.

An audience member stated they do not want a gas station in front of the community and they want the pond to remain untouched.

An audience member stated they do not want a Dairy Queen in front of the community and they want the pond to remain untouched.

An audience member stated they do not want a gas station in front of the community and they want the pond to remain untouched.

An audience member stated they are concerned about the property values with a Dairy Queen and Circle K in front of the community.

The Board reviewed and discussed and made all audience members aware that these commercial developments do not reside in the Ballantrae CDD boundaries and the Board cannot take a position regarding any developments.

THIRD ORDER OF BUSINESS

Consideration of Swimming Instructions & Swimming Renewal

KC Newbill made a presentation to the Board to offer swimming instructions at the same rate as other instructors at the clubhouse pool. The District Manager will work with KC Newbill to complete any necessary paperwork.

On a Motion by Mr. Flateau, seconded by Mr. Bobick, with all in favor, the Board of Supervisors approved KC Newbill to offer swimming instructions at the same rate as other instructors at the clubhouse pool for Ballantrae Community Development District.

Mr. Huber presented the Infant Swimming Resource renewal to the Board.

On a Motion by Mr. Levy, seconded by Mr. Thomas, with all in favor, the Board of Supervisors approved the renewal of Infant Swimming Resource classes at the clubhouse pool for Ballantrae Community Development District.

Mr. Huber presented the Fitness Class and Girl Scout Troop 51202 clubhouse renewals to the Board.

On a Motion by Mr. Flateau, seconded by Mr. Bobick, with all in favor, the Board of Supervisors approved the renewal use of the Clubhouse for the Fitness Class and Girl Scout Troop 51202 for Ballantrae Community Development District.

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82 **FOURTH ORDER OF BUSINESS** **Presentation by MBS Capital Markets,**
83 **LLC**
84

85 Mr. Bulleit with MBS Capital Markets, LLC made a presentation to the Board regarding
86 refinancing the bonds. A discussion ensued.
87

88 *The meeting recessed at 8:05 p.m. to allow execution of documents*

89 *The meeting resumed at 8:07 p.m.*
90

On a Motion by Mr. Bobick, seconded by Mr. Flateau, with all in favor, the Board of Supervisors authorized MBS Capital Markets to solicit and obtain a rating and present to the Board at its continued meeting on February 16, 2015 at 6:30 p.m. pending a letter indicating complete satisfaction of deferred cost obligation from MI Homes for Ballantrae Community Development District.

91
92 **FIFTH ORDER OF BUSINESS** **District Counsel and District Engineer**
93 **Reports**

94 **A. District Counsel**
95

96 Mr. Robin asked for direction regarding parking enforcement in Straiton after reviewing
97 with the CDD Board Straiton's request to enforce parking restrictions on Straiton Station
98 Roads.
99

On a Motion by Mr. Flateau, seconded by Mr. Thomas, with all in favor, the Board of Supervisors directed District Counsel to work with the Straiton HOA Counsel and prepare the necessary license and indemnify agreements that would permit the Straiton HOA the right to enforce parking regulations on Straiton Roads as amended for Ballantrae Community Development District.

100
101 Mr. Robin discussed with the Board the Sunshine Law, public records requests, emails and
102 text messages and advised all Board Supervisors not to text. A discussion ensued.
103

104 Mr. Huber & Mr. Robin presented to the Board a draft letter to send to the homeowners that
105 are currently encroaching on district property easements and is preventing maintenance of
106 these areas. A discussion ensued.
107

On a Motion by Mr. Bobick, seconded by Mr. Levy, with three in favor, and Mr. Flateau opposed, the Board of Supervisors authorized staff to send written notification to homeowners that are in violation of encroachment of CDD easements and wetland areas for Ballantrae Community Development District.

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109 *Mr. Robin left the meeting*
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SIXTH ORDER OF BUSINESS **Presentation of Public Facilities Report**

B. District Engineer

Not Present. Mr. Flateau asked Mr. Huber to contact Ms. Stewart for the research of the proposed parking in Straiton and send the information to Mr. Robin.

SEVENTH ORDER OF BUSINESS **Discussion Regarding Monthly Landscape Report**

Mr. Brown provided an update to the Board on Landscaping. Mr. Brown recommended to the Board to do structural pruning of Live Oaks. Ms. Rairigh would like to try over seeding Bahia in the Right-of-Way one more time, the Board agreed and directed staff to move forward.

Mr. Brown left the meeting.
Ms. Rairigh left the meeting.

EIGHTH ORDER OF BUSINESS **Consideration of Minutes of the Board of Supervisors Meeting held on January 5, 2015**

Mr. Huber presented the December 1, 2014 minutes for the Board's review and approval.

On a Motion by Mr. Bobick, seconded by Mr. Thomas, with three in favor, and Mr. Flateau opposed, the Board of Supervisors approved the Minutes of the Board of Supervisors Meeting held on January 5, 2015 for Ballantrae Community Development District.

NINTH ORDER OF BUSINESS **Consideration of Operation and Maintenance Expenditures for December 2014**

A discussion ensued regarding the expenses in comparison to last months expenses, reviewing of FHP reports and Christmas lights.

On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor, the Board of Supervisors approved the December 1-31, 2014 Operation & Maintenance Expenditures \$67,238.22 for Ballantrae Community Development District.

149
150 **TENTH ORDER OF BUSINESS** **Consideration of Steve White's**
151 **Resignation**
152

153 A discussion ensued regarding duties of the Straiton Liaison.
154

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

155
156 **ELEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2015-02;**
157 **Designation of Officers**
158

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

159
On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor, the Board of Supervisors adopted Resolution 2015-02; Designation of Officers for Ballantrae Community Development District.

160
161 **TWELFTH ORDER OF BUSINESS** **Consideration of Rizzetta Website**
162 **Agreement**
163

164 Mr. White will continue to update the website at no charge. The District Manager will
165 continue to send to the webmaster all documents to remain in compliance along with any other
166 documents the Board requests to be placed on the website.
167

168 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Request for Proposal for**
169 **District Manager Services**
170

171 The Board directed staff to start the RFP process for District Manager Services and at the
172 continued February 16, 2015 meeting have District Counsel update the board of the process that
173 was used in 2010 and also bring the 2010 proposals.
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On a Motion by Mr. Bobick, seconded by Mr. Thomas, with all in favor, the Board of Supervisors authorized staff to issue a Request for Proposal for District Manager Services for Ballantrae Community Development District.

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FOURTEENTH ORDER OF BUSINESS **Staff Reports**

Maintenance Manager

Mr. Fletcher provided an update to the Board. Mr. Fletcher advised the Board the shade structure was burned with a lighter and a total replacement is needed, and a camera box was damaged. The Board discussed options and decided to leave as is and review the proposal once received.

District Manager

Mr. Huber stated there will be a continued meeting on February 16, 2015 at 6:30 p.m. and the next regular meeting is scheduled for March 2, 2015 at 6:30 p.m. Mr. Huber asked the Board for a proposed and final budget meeting date. The proposed budget will be scheduled for June 1, 2015 and the final budget will be adopted on August 3, 2015. Mr. Huber distributed the old Ballantrae Investment Policy. The Board tabled this item until the March 2, 2015 BOS meeting. Mr. Huber updated the Board that Rizzetta & Co. is looking to go paperless, the agenda's will be emailed out and tablets will be provided to each Board Supervisor at the actual meeting.

FIFTEENTH ORDER OF BUSINESS **Audience Comments**

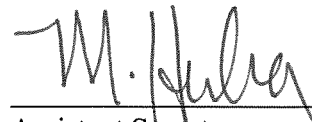
No audience members present.

SIXTEENTH ORDER OF BUSINESS **Supervisor Requests**

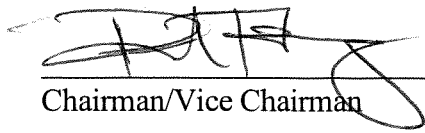
Mr. Thomas asked the Board how they want to proceed on the newsletter. A discussion ensued. The deadline for the next newsletter will the week of March 2, 2015.

SEVENTEENTH ORDER OF BUSINESS **Continuance**

On a Motion by Mr. Bobick, seconded by Mr. Flateau, and followed by a vote of all in favor, the Board of Supervisors continued the meeting to February 16, 2015 at 6:30 p.m. at the Ballantrae Community Center, located at 17611 Mentmore Boulevard, Land O'Lakes, FL 34638 for Ballantrae Community Development District.



Assistant Secretary



Chairman/Vice Chairman