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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, March 2, 2015 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:

Richard Levy	Board Supervisor, Chairman
James Flateau	Board Supervisor, Vice Chairman
Steve Bobick	Board Supervisor, Assistant Secretary
Tony Thomas	Board Supervisor, Assistant Secretary <i>(joined the meeting at 6:33 p.m.)</i>

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.
Vivek Babbar	District Counsel, Straley & Robin
Bill Fletcher	Field Manager
Ed Bulleit	Representative, MBS Capital Markets, LLC
David Lapidés	Representative, Squire Patton Boggs (US) LLP <i>(via. conf. call)</i>

Audience	Present
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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.

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SECOND ORDER OF BUSINESS

Audience Comments

An audience member with the Tampa Bay Times inquired who would be providing the content for the newsletter. Mr. Levy confirmed that the CDD Board would continue the newsletter.

Mr. White, the webmaster, stated that he did not receive the previous minutes for posting to the website. Mr. Huber responded that he would have these items the next day.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2015-03;
Presentation of Supplemental Assessment
Methodology Report**

Mr. Bulleit provided an update to the Board on the final numbers for the refinancing and stated the final closing documents will be ready for execution by the Chairman on March 16, 2015. Mr. Bulleit advised the Board they sent a Request for Proposal for the Trustee Services. The original Trustee was SunTrust and US Bank bought out SunTrust. The four proposals received were from US Bank, Hancock, Regions and Bank of New York. A discussion ensued.

On a Motion by Mr. Flateau, seconded by Mr. Bobick, with all in favor, the Board of Supervisors accepted US Bank Proposal as the Trustee at \$70,000.00 for Ballantrae Community Development District.

Ms. DeVito presented the Supplemental Assessment Methodology Report.

On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor, the Board of Supervisors adopted Resolution 2015-03; Supplemental Assessment Methodology Report as presented for Ballantrae Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2015-04; Bond
Delegation – Hancock Bank Commitment
Letter – Second Supplemental Trust
Indenture and Escrow Deposit Agreement**

On a Motion by Mr. Bobick seconded by Mr. Levy, with all in favor, the Board of Supervisors adopted Resolution 2015-04; Bond Delegation as presented and authorizes the Chairman to sign all final documents for Ballantrae Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Tax Indemnity
Agreement**

Mr. Babbar stated the bank should not require the tax indemnity agreement, but if needed the Chairman is authorized to execute.

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SIXTH ORDER OF BUSINESS

District Counsel and District Engineer Reports

A. District Counsel

No Report.

B. District Engineer

Not Present. No report.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Monthly Landscape Report

Mr. Huber presented the Monthly Landscape Report. No board action was taken.

EIGHTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Meeting held on February 2, 2015

The Board tabled this item until the April 6, 2015 meeting.

NINTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for January 2015

A discussion ensued regarding the color of the fountain lights. The Board selected Turquoise and authorized Staff to move forward with the purchase of the light for both fountains.

On a Motion by Mr. Levy, seconded by Mr. Flateau, with all in favor, the Board of Supervisors selected Turquoise lights for the East & West fountains at Ballantrae Community Development District.

On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor, the Board of Supervisors approved the January 1-31, 2015 Operation & Maintenance Expenditures \$80,919.37 for Ballantrae Community Development District.

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TENTH ORDER OF BUSINESS

Staff Reports

Clubhouse Manager

Mr. Fletcher & Mr. Huber have received requests for the renewals of clubhouse for the Pilate's and Zumba classes. The times and days of the week will remain the same for both classes.

On a Motion by Mr. Bobick, seconded by Mr. Fleteau, with all in favor the Board of Supervisors approved the 3 month renewal for Susan Mosher for Pilate's class every Tuesday from 10:00 a.m. to 11:00 a.m. for Ballantrae Community Development District.

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On a Motion by Mr. Levy, seconded by Mr. Thomas, with all in favor the Board of Supervisors approved the renewal use of the Clubhouse for Magaly Domhoff for Zumba classes for March thru June 2015 for Ballantrae Community Development District.

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Mr. Fletcher provided an update on the playset; a step, slide and roller has been ordered and will be delivered on March 3, 2015. A discussion of the swimming pool monitors ensued.

District Manager

Mr. Huber stated the next regular meeting is scheduled for April 6, 2015 at 6:30 p.m. Mr. Huber presented the Financial Status and Summary Report to the Board. Mr. Huber presented the Investment Policy for the Board's consideration of termination.

On a Motion by Mr. Fleteau, seconded by Mr. Levy, with all in favor the Board of Supervisors approved to terminate the Investment Policy as presented for Ballantrae Community Development District.

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ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Fleteau provided an update on his meeting with Bill Rizzetta, Eric Dailey and Matthew Huber. The main reason for this meeting was to resolve the dispute as to whether the 2003 or the 2010 District Management contract was currently enforced. Mr. Rizzetta agreed with the Board that the current contract was a services agreement and price list that Mr. Rizzetta proposed and signed in January 2010 and was approved by the Board in February 2010. A discussion ensued regarding the minutes, Mr. Rizzetta explained to Mr. Fleteau in some districts if there is no motion or vote then the item discussed is not in the minutes, the minutes are strictly just the motions and direction. Mr. Fleteau suggested adopting this policy for the minutes going forward. Mr. Fleteau also reviewed his discussion on the operation and maintenance expenditures reporting issues and the rollover of excess funds. Mr. Fleteau indicated that Mr. Dailey said there is a way to show these funds in a report to the Board. Mr. Fleteau also discussed with Mr. Rizzetta the fees associated with the landscape reporting and technology services. A discussion ensued.

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On a Motion by Mr. Flateau, seconded by Mr. Bobick, with all in favor the Board of Supervisors will accept Rizzetta' s new contract proposal to be presented at the April meeting and requested the current contract be sent to the Board prior for comparison for Ballantrae Community Development District.

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Mr. Flateau provided an update on the HB 537/Senate Bill 962 regarding CCTV records.

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Mr. Bobick asked the Board's consideration of Mr. Chris Milano for the open CDD seat.

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On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor the Board of Supervisors appointed Mr. Chris Milano to Seat 3 for Ballantrae Community Development District.

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Mr. Thomas asked for an update on the canopy. Mr. Fletcher stated the hole in the canopy is getting larger. Mr. Fletcher has had trouble getting a response from the contractor for a quote on the repair. Mr. Huber will contact the contractor for a repair quote.

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Mr. Huber requested the Board Supervisors send him the email address they would like to use for all CDD communications going forward.

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A discussion of the newsletter content was ensued.

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TWELFTH ORDER OF BUSINESS

Audience Comments

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An audience member stated that there is a Circle K and gas station planned to be built directly behind the Ballantrae entrance sign. The audience member expressed concerns regarding this new development. The audience member requested the Board to take a definite stance against these developments.

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Mr. Flateau & Mr. Levy both stated the CDD Board cannot legally take a stance for or against these new developments outside of the Ballantrae CDD boundaries, as they are on private property. The CDD Board members continued to explain these items are best addressed by the Pasco County Board of Commissioners.

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THIRTEENTH ORDER OF BUSINESS

Adjournment

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On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor, the Board of Supervisors adjourned the meeting at 8:24 p.m. for Ballantrae Community Development District.

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Assistant Secretary


Chairman/Vice Chairman