

**BALLANTRAE CONDOMINIUM ASSOCIATION, INC.**

**ANNUAL BOARD MEETING MINUTES**

**DATE:** December 7, 2020    **TIME:** 1:00 P.M.    **LOCATION:** Elks Lodge  
5680 Rosin Way  
Sarasota, FL 34233

**Board Members Present:** John Frazzini, Jack Seaman, Pat Paulson, David Dicke

**Attendees:** Manager, Mike Miller.    1 resident.

**Call to Order:** The meeting was called to order by John Frazzini at 2:15 P.M.

**Election of Officers:**

Jack Seaman made a motion to accept the following Board positions:

President: John Frazzini  
Vice President: Jack Seaman  
Secretary: Pat Paulson  
Treasurer: John Frazzini  
Director at Large: David Dicke

Motion was seconded by Pat Paulson. Motion carried 4-0.

**Approval of Minutes:** John Frazzini made a motion to waive the reading and approval of the minutes from the last Board Meeting on September 3, 2020. Pat Paulson seconded the motion. No discussion. Carried: 4-0

**Vote on use of 2020 Surplus**

John Frazzini moved that any cumulative surplus at year end, if any, be used to fund operations in the upcoming year. Jack Seaman seconded the motion. Carried: 4-0.

**Vote on approval of 2021 Budget and Setting of Fees**

Jack Seaman moved the Board approve the proposed budget for 2021 with \$129,212 of reserves which establishes the fees at \$1290 per quarter, or equivalent to \$430 per month. David Dicke seconded the motion. Carried 4-0.

**Vote on Insurance Deductible**

Jack Seaman moved that the insurance deductible be set at 3 % for wind/hurricane per building, and \$5,000 for all other perils (per occurrence). John Frazzini seconded the motion. Carried 4-0.

**Next Board Meeting: TBD**

**Adjournment:** Pat Paulson moved the meeting be adjourned. Jack Seaman seconded the motion. Meeting adjourned at 2:35 P.M.

Respectfully submitted,  
Pat Paulson, Secretary

Date: December 7, 2020