

# **BALLANTRAE CONDOMINIUM ASSOCIATION, INC.**

## **BOARD OF DIRECTOR'S Meeting Minutes**

**DATE:** March 13, 2021      **TIME:** 2:00 P.M.      **LOCATION:** Shell Path

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

**Absent:** Jack Seaman

**Attendees:** 35 residents

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

**Approval of Minutes:** John Frazzini made a motion which was seconded by Pat Paulson to waive the reading and approval of the minutes from the last Board Meeting on December 7, 2020. No discussion. Motion passed unanimously.

**President's Comments:** John mentioned we have 10 Committee members, who are all volunteers, and thanked them for doing a fabulous job. We are going to present two of our projects, followed by our committee reports. At the end we will have questions and answers.

### **Outside Vendor Selections – John Frazzini**

Residents are responsible for acquiring, maintaining and installing A/C, shutters, gutters, downspouts, windows, screens, garage doors, and sky lights.

The purpose of the project was to take a survey to find out what outside vendors residents use. We sent out a survey and received 10% from our residents. Based on the results, we created a report for our owners who may need one or more of these services. These are just suggestions for our owners to use.

Frank Verona talked about the pros and cons of selecting an A/C vendor, what to look for and what not to look for. An example would be to do your research and make sure they are a licensed and bonded vendor. Copies are available here and on our website.

### **Medical Alert Device Systems Presentation – Pat Paulson**

Sonia, Jack and I thought it would be helpful for our residents to put together a list of the top medical alert device systems. Recently we have had a few people fall in their homes. We have several residents who live alone and there is always a concern about falling or needing help with a health problem whether you live alone or not. We all want to maintain an independent life style and live in our home as long as possible. This list gives you an outline to assess your needs, available options, costs, websites, phone numbers, and services. Copies are available here and on our website.

### **Inside Vendor Selections – John Frazzini**

We will be putting out another survey for vendors who have worked on the 'inside' of your unit. These would be electricians, plumbers, remodelers, maintenance, etc.

**Announcement: Movie Nights** John announced we will be having our 1<sup>st</sup> movie night on Thursday, March 25<sup>th</sup> on Ballantrae Place cul-de-sac by John's house. Our residents have offered over 100 movie selections. We will be showing 'Cocoon'. Movie nights will be the last Thursday of every month during season: March 25<sup>th</sup>, April 29<sup>th</sup> and starting back up in October. We will try and move the locations around our community. We will provide popcorn, but the residents provide their own beverages.

### **Committee Reports**

I would like to mentioned we currently are over budget and we will have a few items on hold. However, our budgeted plans to paint buildings and do the landscaping around the painted buildings will proceed.

#### **Building Report: Jack Seaman**

In Jack's absence, John presented the building report: We will be painting the buildings on Gleneagles Dr. starting pressure cleaning on April 5<sup>th</sup> at 8:00 A.M.

Make sure you do not lock your breezeway screen if you want the inside painted. Please move all pots and items away from the building.

We will have the Dryer Vent cleaning program again this year. A special pricing of \$75.00 per dryer. Instructions and signup will be announced soon.

We replaced the shadow overhang on building 17B & 17C at 7331 & 7323 Royal Birkdale Dr. Concrete work is being evaluated.

Please fill out a work order if you want any work done.

#### **Grounds Report: Dave Dickie**

We completed the entryway replacement of plants. We also laid mulch and trimmed palm trees. We were hoping to get the trees trimmed but we will be holding off due to budget constrains at the moment.

Julie and Chris McDevitt offered to help with plant replacement after the paintings of the buildings. They created a plan and met with the owners who would be getting any replacements if needed. They also worked with Lane to determine what plants would be suitable and went back to the owners with pictures for them to decide. We wanted to introduce plants with a little more color and lower plants to keep trimming simple. Our plant list costs will remain under budget and we would be ready to go after the painting.

#### **Social/Caring Report: Sonia Harland**

Sonia mentioned we have new owners and had them introduced themselves.

She also mentioned movie night and encouraged everyone to attend. Sonia thanked the Board for all the support.

#### **Interview Report: Sheri Netto**

Sheri thanked the Board for the opportunity to be on the Interview Committee. So far this year we have had 5 interviews.

**Rules and Regulations: Bill Buckler**

We have had only a couple of infractions. They usually are leaving their cars out and not in the garage. He also mentioned that an owner had a garbage bag thrown against her door and we are not sure what that is all about but we will be keeping an eye out in the future.

**Newsletter: Michele Dicke**

The next Newsletter will be out the middle of April. There also will be a notice to decorate trees for spring. A flyer will be going out shortly.

**Website: Pat Paulson**

We will be making some navigation changes to our website. This will be an improvement for clarity and will be more user friendly. We will also be updating pictures. These changes are within our budget and we will let you know when it is available.

**Lane Update:**

Lane will be doing a lot of tear outs, old trees and shrubs before the painting of the buildings. He talked about the wall along side of the pond on Royal Birkdale Dr. that we will be fixing. John mentioned we contacted a dock company to come and take a look at the wall. Lane thanked Julie and Chris for the great job on plant selections. This will be the template going forward for plant replacements.

**Home Owners Q & A:**

Is there anything we can do about the weeds in the ponds at the back of Ballantrae Place? Sonia mentioned we have to contact Prestancia and get them to agree to getting it fixed.

When is the next set of Roofs to be replaced? John said the next set of roofs to be replaced will be in 2022. It will be the rest of Gleneagles Dr. This will complete Phase I.

There have been roof leaks. Can we make sure this doesn't happen going forward with our new roofs? Most of the leaks are on the old roofs and going forward the new roofs should not be a problem. Other discussions centered around leaks and because of the age of our units, we can expect deterioration causing needed repairs.

Our next meeting will be our Annual Meeting in December. Our next Forum Meeting will be next March, 2022.

**Adjournment:** Pat Paulson made a motion the meeting be adjourned. John seconded the motion. Meeting adjourned at 3:30 P.M.

Respectfully submitted,

Pat Paulson, Secretary

Date: March 13, 2021