

BALLANTRAE CONDOMINIUM ASSOCIATION, INC.

BOARD Meeting Minutes

DATE: August 6, 2021 **TIME:** 10:00 A.M. **LOCATION:** Elks Lodge
5680 Rosin Way
Sarasota, FL 34233

Board Members Present: John Frazzini, David Dicke and Jack Seaman

Attendees: Mike Miller, Manager; 30+ residents present

Call to Order: The meeting was called to order by John Frazzini at 10:00 A.M.

Update on Call to our Attorney and Motion

John Frazzini made a Motion: "If Unit 11D will rescind their claim of owning the 2' of common element the board will drop the legal action against unit 11D and work to create an amendment to the documents that will allow the construction of a paver or cement patio extension on the common element next to the lanai with approval from the board. This includes architectural drawings, a Florida insured licensed contractor, specification of size (2' by the length of the lanai) and the owner's commitment to maintain at their cost the pavers or cement and that the expanded area be insured for any liability that might occur on the common element. All current pavers and cement extensions are grandfathered into this amendment. No additional walls of any type may be approved to be placed on the paver or cement extensions.

Furthermore, no board approval will be granted for a paver or cement extension on common elements going forward until that amendment is complete and voted on by the owners."

Second Motion: Jack Seaman

John Frazzini, Jack Seaman, and David Dicke voting in favor, none against. Motion passed 3-0.

Adjournment: David Dicke made a motion to adjourn the meeting.

Jack Seaman seconded the motion. No discussion.

Meeting adjourned at 10:37am.

Respectfully submitted,

Jack Seaman, Vice President

Date: August 8, 2021