

BALLANTRAE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTOR'S Meeting Minutes

DATE: September 9, 2021 **TIME:** 10:00 A.M. **LOCATION:** Miller Management

Board Members Present: John Frazzini, Jack Seaman, David Dicke, Pat Paulson
Quorum established.

Attendees: Mike Miller, Manager; 3 residents attended

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

Meeting Minutes Approval:

Jack Seaman made a motion to waive the reading and approve the Meeting Minutes from the Board Meeting on September 2, 2021. Pat Paulson seconded the motion.

John Frazzini, Jack Seaman, David Dicke, and Pat Paulson voted in favor. No discussion.
Motion passed 4-0.

New Business:

Interview Potential New Board Member

Jacqueline Eubanks explained her background of Nursing and budget responsibilities within Sarasota County. Jackie has worked with several foundations dealing with grants and budgets and explained her involvement in the different foundations. John gave a brief summary of Ballantrae's Reserve Study and the importance of needing to get moving as soon as possible on our budget process for next year. John requested Jackie set up a meeting with Jack Seaman, followed by a meeting with John Frazzini to explain and review the Reserve changes needed for next year. We also will need to discuss the operating budget base line and start working with Miller Management to collect information. The Reserve is critical because of the impact it will have for 2022. John Frazzini will give Jackie the information to review from Dreux Isaac & Associates, who does our Reserve Study.

John Frazzini asked Jackie if she has read our Governing Documents. She has not. We encouraged her to read them. They include Declaration, Articles of Incorporation, By-Laws, and Rules and Regulations. Enforced in that order. There is a form Jackie will need to sign once she has read and understands our Governing Documents. Mike mentioned there are continuing classes to further explain the concepts.

Approve New Board Member:

David Dicke made a motion to appoint Jacqueline Eubanks to the Board of Directors.

John Frazzini seconded the motion. David Dicke, John Frazzini, and Pat Paulson voted in favor.

Jack Seaman voted against. Discussion: Jack Seaman felt due to Jackie signing the recall petition he could not vote in favor of her appointment.

Motion passed 3-1.

Appoint New Officers:

Jacqueline Eubanks made a motion to accept the position of Treasurer.

Pat Paulson seconded the motion. John Frazzini, Jack Seaman, Pat Paulson, Jacqueline Eubanks and David Dicke voted in favor. Motion passed 5-0.

Jack Seaman made a motion to appoint new officers as follows:

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

Pat Paulson seconded the motion. John Frazzini, Jack Seaman, Pat Paulson, Jacqueline Eubanks, and David Dicke voted in favor. Motion passed 5-0.

The Board welcomed Jackie to the Board.

Next Board Meeting: TBD

Adjournment:

Jack Seaman made a motion to adjourn the meeting. David Dicke seconded the motion.

John Frazzini, Jack Seaman, Pat Paulson, Jacqueline Eubanks, and David Dicke, voted in favor. Motion passed 5-0.

Meeting adjourned at 11:03 A.M.

Respectfully submitted,

Pat Paulson, Secretary

Date: September 9, 2021