

BALLANTRAE CONDOMINIUM ASSOCIATION, INC.

BOARD MEETING

DATE: DECEMBER 1, 2021 TIME: 3:00 P.M. LOCATION: SHELL PATH

Board Members Present: John Frazzini, Pat Paulson, Jacquie Eubanks, David Dicke

Absent: Jack Seaman

Attendees: Mike Miller, Manager, 1 resident

Call to Order: The meeting was called to order by John Frazzini at 4:20 P.M.

Approval of Minutes: David Dicke made a motion to waive the reading and approve the Meeting Minutes from the Board Meeting on November 1, 2021.

Jacquie Eubanks seconded the motion. No discussion. Motion passed 4-0.

New Business:

- **2022 Budget Changes, if needed**

There were no changes to be made.

- **Vote on use of '21 Surplus**

John Frazzini made a motion to apply use of 21 surplus, if there is any. The surplus would roll into next year's Balance Sheet under Operating Fund Balance. Pat Paulson seconded the motion. Motion passed 4-0.

- **Approve 2022 Budget and Set Quarterly Fees**

Jacquie Eubanks made a motion to approve the 2022 Budget and under-funded reserve budget to set quarterly fees to \$480/mo.

John Frazzini seconded the motion. Motion passed 4-0.

- **Insurance Deductible Vote**

David Dicke made a motion that the insurance deductible be set at 5% for wind/hurricane per building, and \$5,000 for other perils (per occurrence). John Frazzini seconded the motion.

Motion passed 4-0.

- **Rules and Regulations guidelines**

After a discussion to amend the Rules and Regulations regarding the right of unit owners and members to speak at Association Meetings, it was decided we would not amend it.

It is already included in Article 4.11 of our By-Laws "Owner Participation in Board Meetings" and we felt no further clarification was necessary. We encourage our residents to read this Article.

Jacquie Eubanks made a motion to not amend our Rules and Regulations. David Dicke seconded the motion. Motion passed 4-0.

Next Board Meeting: Within 10 days following Annual Meeting.

Adjournment: Pat Paulson made a motion to adjourn the meeting. Jacquie Eubanks seconded the motion. No discussion. Motion passed 4-0.
Meeting adjourned at 5:00 P.M.

Respectfully submitted,

Pat Paulson, Secretary

Date: December 1, 2021