

Ballantrae Condominium Association

Board of Directors Meeting

DATE: March 16, 2022 **TIME:** 6:30 pm.

LOCATION: Gulf Gate Library, Meeting Room A

Board Members Present: David Dicke, Pat Boustedt, Drew Lowther, Delila Pierce, Michel Glower. Quorum established.

Attendees: Mike Miller, Manager; Tom Marino, Attorney; 18 Residents

Call to Order: The meeting was called to order by David Dicke at 6:30 p.m.

Approval of Minutes: Amended minutes for December 13, 2020, were presented to the board for approval. Motion made by Delilah Pierce to accept the amended document for approval, seconded Drew Lowther. Passed 5-0.

Introduction: New legal representative Tom Marino. Tom took the opportunity to meet board and community members in attendance. He reported he is in favor of mediation and resolution, when possible, out of court. He supported the community's recent mediation in the sense that there were opposing sides that made concessions to resolve a difficult division, saying that should be applauded not condemned. His role will be to assist the board in maintaining the Ballantrae community as needed in enforcing rules and regulations.

Reports of Officers and Committees

President

David Dicke noted that the Amazon Key had strong community approval, 36 yes votes /1 no vote. Miller Management will initiate implementation. Will begin with a 7 a.m. to 9 p.m. gate access initially and adjust as necessary.

Karins has taken core samples on the Carnoustie property, but results of the testing have not been received to date.

Last month, we approved Beautiful Ponds to do sample testing of the Elligraw to determine an appropriate approach for treatments. Samples for sediment and water were taken. No report as yet have been received.

Vice President

Drew Lowther announced formation of a new interview committee for Ballantrae. Committee members are Lillian Curry and Kathleen Strobel. Two interviews were recently completed. Drew serves as board liaison.

Drew commended the Architectural Review Development committee for their extensive efforts and hard work. Fran Clymore chairs the group with members Sue Frazzini, Ann Westra and Ken Rowland. Drew read an update from the chairman noting the group was finalizing their initial documents intended to create standard procedures for residents interested in making changes to the exteriors of their units. Fran hopes the document will be in board hands within a week. David Dicke advised that when it is received, board members will individually review and provide feedback to the committee.

Treasurer

Michel Glower noted the 2021 financial audit is posted on the website and January and February financials are also available. We are on track with the budget for the year. We continue to monitor our spending.

Buildings

Gordy Shonka and Lane are tackling building issues including sidewalks and trellis board in middle units. No major or new issues.

David Dicke announced that Royal Birkdale units will be painted this year beginning April 18.

Mike Miller reported Steve Rosenbaum will be doing wind mitigation inspections on the two units that were re-roofed this year. Paperwork will be available to those residents and the board soon.

Mike Miller noted he had been talking with the bank representative for Unit 10 B-C, whose owner is having issues with plumbing. Although very little plumbing falls to the association's responsibility, Lane will be monitoring the efforts of the plumber hired by the owner.

Rules and Regulations

Ken Rowland, Chairperson, provided an updated report.

Unfinished Business

Last month David Dicke announced a potential grant had been awarded to our community for water vegetation to stabilize pond banks. Some residents were not in support and, due to a need for a timely response, David advised Healthy Pond Collaborative we could not accept the grant at this time. We could apply for a future grant.

New Business

A request was received for gutter installation on Unit 27-D. Motion to approve made by Drew Lowther, Pat Boustedt seconded. Passed 5-0.

Next month's meeting will be held at the Gulf Gate Library, Meeting Room A on April 20 at 6:30 p.m.

Adjournment: Delila Pierce moved to adjourn the meeting, seconded by Drew. No discussion. Motion passed 5-0.

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,
Patricia Boustedt, Secretary

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