



# THE NEW VOICE

## Newsletter



Volume 5, Issue 1

[www.ballantraecondoassoc.com/](http://www.ballantraecondoassoc.com/)

April 2022

*The future belongs to those who believe in the beauty of their dreams.*

Eleanor Roosevelt

## NOTES FROM THE BOARD

### \$25,000



**25 grand. 25 large.** That's what was spent last year by previous Ballantrae Board members (*That's YOUR MONEY!*) litigating against two homeowners who built a decorative patio that extended two feet out from their condo unit. This huge sum is the "elephant in the room" that is NOT being mentioned by a small but vocal group of residents who have been on an unrelenting challenge against the patio and the neighbors, even to contesting the binding legal agreement in an effort to force these neighbors to tear the patio out.

Our neighbors had received prior approval for the construction from the previous president of the Ballantrae Board. Yes, this patio goes against the "letter of the law" of our condominium documents BUT there are numerous other "violations" existing throughout our community.

Ballantrae homeowners were assessed an unprecedented \$300 each in the fourth quarter of 2021 to cover irresponsible spending on legal fees. At the same time, approximately 50 homeowners showed up at the August 2021 Board meeting to angrily protest in what amounted to a mutiny. This resulted in a new leadership group being elected (or volunteering) to represent the sensible-spending community.

In February 2022, the new board went to mediation and resolved the dispute once and for all. As with any mediation, compromises were made on both sides. Thankfully, this matter should now be behind us as a community, and the spigot of money flowing to the lawyers has stopped. Sadly, to date, this aforementioned small group continues to contest virtually every decision now made by Ballantrae's new leadership.

If and when you read "Counter Point," or are approached by someone who asks your support to continue to fight this battle in court, please ask them, "Who is going to pay the lawyers?"

*Drew Lowther, Vice President*

**What is this?**  
Answer is on Page 2



## NOTES FROM THE BOARD, continued



Well, Ballantrae, your new board was challenged right from the beginning. We have successfully weathered the early storms. We have our sea legs and the wind is in our sails. With your support, we amicably resolved a divisive issue and are working with volunteer community members developing procedures to make enforcement of our operating documents fair and consistent. There is a lot more work to be done.

There are some new faces among the community members who are stepping up to help us move forward with these important goals. We are very grateful for them. You can find a listing of some job opportunities on Page 3.

This week we celebrated our first potluck in two years! It happened because many of your friends and neighbors stepped up to help financially as well as with their time and energy. Although there is no money in the budget for any community events this year, we are confident there will be people willing to add their names to the list of contributors. This is the sort of effort expected of a great community.

### Mah Jongg, Anyone?

*Beginning instruction for mah jongg will be starting soon.*

*If interested, contact*

Fran Clymore at 941-266-1485.

### **What is This?**

(from page 1)

While some have guessed the object in the photo resembles a coral, this disk-like object lies under the surface skin of an alligator, providing something rather like armor plating. These **scutes** or **osteoderms** are inter-linked to other disks by fibrous connective tissue and create the ridges on you see on the gators' backs. These disks also work something like solar panels, helping to thermally regulate body temperature in these reptiles.



Ballantrae has been blest with many caring, concerned residents. As there is no 2022 budget for **social activities**, the events held so far have been generously sponsored and created by your neighbors. For such a time as this, we depend on one another. We have a tradition of a July 4<sup>th</sup> event and we need a few individuals who would organize that event. Contact Sonia Harland at [soniakap@aol.com](mailto:soniakap@aol.com) to have your name added to the list.

We have several volunteers actively assisting on projects, but have openings for:

**Building/Security Committee Chair.** There is already an assistant to support this role.

**Grounds Committee Assistant**

**Architectural Review Committee** – various roles

Board member email to contact at [dpdicke@gmail.com](mailto:dpdicke@gmail.com)



## GARDEN CLUB

### HONORS BALLANTRAE

Lane Bliss, "Green Thumb Extraordinaire," is congratulated for his extensive and ongoing efforts which brought our community a 2022 Civic Beautification Award from the Sarasota Garden Club. Lane and David Dicke, Board President, were presented the award at a March 31 luncheon. Ballantrae Condominium Association received the recognition for a significant contribution to the beauty of the Sarasota area through excellence in landscaping.



### Treasurer's Notes



We've made it through a tough year; in 2021 we paid Wells-Olah \$28,591. Not all was *directly* related to the enforcement action; for example \$868 in June was related to the recall ... which was initiated because of the enforcement action. In the first two months of this year, we paid Wells-Olah \$9,859, most of which was to settle the enforcement, much less than we would have paid to litigate the enforcement.

***It's a new day in Ballantrae.*** Future legal fees will be used to improve our community, grandfathering our unit alterations and implementing an Architectural Review Policy so we can live peacefully knowing our rules are equitably and consistently enforced.



Where do you go for active fun? New residents to Ballantrae are looking for ideas.

Dean and Mary Horn 3620 Muirfield
David and Joan Grigg 3628 Muirfield
Doreen Renaud 7323 Royal Birkdale
Kathleen Lyden 3641 Gleneagles Drive
Ofer and Haya Miller 7365 Ballantrae Place
Michael Rector 7368 Killarney Drive

### No Soliciting

**Feedback – We have been hearing from residents about random solicitation, despite the well written notice at our entryway. Mostly we are hearing about people representing companies who are installing new windows.**

**If you are working with a company to have new windows installed, it would be helpful if you let them know not to send employees to seek new business.**

**If you are one of those who find a solicitor at the door, please try to find out the business name and send it to Miller Management. You can remind them solicitation is not permitted in Ballantrae.**

## COMMUNICATION WELCOME.

The BALLANTRAE BOARD is counting on you to help us care for our community. We encourage you to make time to share your concerns and ideas with a board member. Sure, we are volunteers and we look pretty busy, but there is nothing more important to us than making Ballantrae better, and we can't do that without you. Please reach out to us; we crave your input.

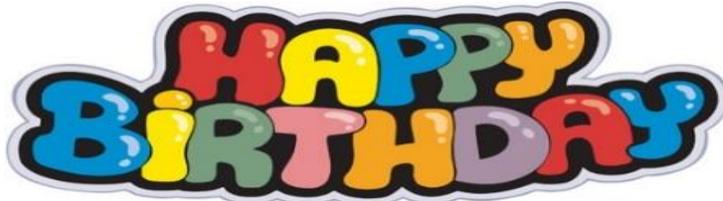


But understand if we can't answer the phone right away when you call! We might be meeting with another resident or on a call. Please leave a message and we'll call you back. When you send an email or text, we'll get back to you soonest. ***If you provide a day or certain times of day when it is good for us to call you back, even better.***



## BALLANTRAE OFFICERS AND COMMITTEE CONTACTS

<b>President</b>	<b>David Dicke</b>	<b>dpdicke@gmail.com</b>	<b>614-579-4012</b>
<b>Vice President</b>	<b>Drew Lowther</b>	<b>bigfella422@yahoo.com</b>	<b>941-448-1921</b>
<b>Treasurer</b>	<b>Michel Glower</b>	<b>dr.glower@gmail.com</b>	<b>484-951-4081</b>
<b>Secretary</b>	<b>Pat Boustedt</b>	<b>pboustedt@yahoo.com</b>	<b>781-366-2803</b>
<b>At Large</b>	<b>Delilah Pierce</b>	<b>delpierce21@yahoo.com</b>	<b>845-661-5151</b>
<b>COMMITTEES</b>			
<b>Buildings/Security</b>	<b>Gordy Shonka</b>	<b>gordyshonka@verizon.net</b>	<b>941-961-3174</b>
<b>Grounds</b>	<b>Jim Woods</b>	<b>smooth04@comcast.net</b>	<b>941-323-7577</b>
<b>Rules/Regulations</b>	<b>Ken Rowland</b>	<b>kenrocky2002@protonmail.com</b>	<b>941-786-2641</b>
<b>Interviewing</b>	<b>Kathleen Strobel</b>	<b>kathleen2@comcast.net</b>	<b>941-320-5636</b>
<b>Maintenance</b>	<b>Lane Bliss</b>	<b>Fill out work orders</b>	



April 20	Pat Trahanas		May 30	Kathy Ogilvie
April 24	Andy Westra		June 2	Cindy Meissner
April 27	Irene Press		June 13	Michel Glower
April 28	David Dicke		June 15	Frank Verona
May 1	Jim Boyd		June 24	Cheryl Chay
May 5	Lin Dunn		June 30	Janet Henderson
May 18	June Grubbs		July 2	Gordon Shonka
May 22	Stephen Trahanas		July 7	Lane Bliss
May 22	Kathleen Strobel		July 10	Ingrid Rowland
May 26	Louise Buckler		July 12	Adam Trzos
May 26	Mary Horn		July 14	Sonja Njolstad
May 28	Jill Welch			

