

Ballantrae Condominium Association

Board of Directors Meeting

DATE: June 15, 2022 **TIME:** 6:30 pm.
LOCATION: Gulf Gate Library, Meeting Room A

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

Attendees: Mike Miller, Manager; 15 Residents.

Call to Order: The meeting was called to order by David Dicke at 6:30 p.m. Roll Call: Four board members present (David, Drew, Michel and Pat)

Update by President: Delila ill in Minneapolis and having trouble breathing. Being evaluated by physicians. Suggested a prayer for her well being.

Agenda Items:

Reports of Officers and Committees

President

David Dicke announced that Kathleen Lyden, a new member of the community, has been made Special Projects Manager. Kathleen volunteered to do this. She is Principal of Smart Energy Management and her first agenda item will be to negotiate on Comcast. She will send out a survey to all residents to ask their current usage of Comcast.

Drew moved to approve the request and Pat seconded. Moved and approved 4-0.

Request for approval of the April 20, 2022 minutes. Drew moved for approval, Pat seconded. Passed 4-0. There were no changes.

Request for approval of the previous May 18th minutes. Resident had changes to the minutes (Sue Frazzini has not agreed to lead the Architectural Review committee); this will be revised and presented for approval at next board meeting.

In response to residents concerns regarding clean slate processes, the board agrees to review indemnification language and proposes a community meeting to review grandfathered changes at some point soon. Also mentioned was an orientation booklet to identify residents' separate entities and common areas/whom takes care of what.

Sue Frazzini has volunteered **to consider** leading the committee. Additional volunteers will be recruited. Drew is the board liaison to the committee.

Vice President

No report at this time.

Secretary

Nothing to report except giving the Grounds Report Update for Lin Dunn who was not available.

Treasurer

Michel Glower reminded everyone that monthly financials are posted on the web and financials are out there for May. We are still under budget except for legal. Starting to catch up. Minimal expenditures the last couple of months. Still under budget for landscaping but we are going to catch up on that one as we get into the tree trimming and summer landscaping occurs. Continue on budget for building and improvements.

Buildings

Gordy Shonka is working on building issues and said that year to date these expenses are about \$13,000 under budget so we are doing good to stay on track. Dreux- Isaac came to visit, did an onsite inspection on June 1 for the reserve study this year so we are looking forward to a preliminary report pretty soon. Lane and Gordy took a drive around the neighborhood and evaluated the condition of every driveway here. Received a pricing from Cash Jacobs who does our concrete work. There is a handout for each villa. There were also 3 villa leaks and Southern Florida Roofing did the repair but one needs more. The concrete posts on the bridge into Ballantrae are crumbling and need to be replaced with wood.

Grounds

As Lin Dunn our Grounds Committee chairman is unavailable, his report was given by Pat and the full report is attached to these minutes.

Motion made by Michel to approve the tree trimming contract from Troyers. Drew seconded. All approved 4-0.

Rules and Regulations

Ken Rowland has returned from travel. Some concerns raised about cars and overnight parking. Should be noted to Ken who will address. Rules and Regs allow for some leeway for how long visitor can park.

A resident reported several infractions which the board will handle.

Unfinished Business

The board approved a contract with RamJack a while ago but they did not notify us that they had never received our signed document (sent on May 5th). Sent another copy which they received and working Carnoustie into their schedule.

Tree Contract was approved on an emergency basis; the board voted to affirm this emergency approval. Motion offered by Drew; Michel seconded. Approved 4-0.

New Business

A request was received from Unit 25 to take out privacy screen around outside shower of unit B. This had been approved between meetings on an emergency basis. Michel made a motion to affirm this emergency approval, Drew seconded. Approved 4-0.

A request was received from unit 2-A for authorization to replace 2 windows and patio doors. They have already replaced most of their other windows. Using New South Windows. Motion to approve made by Drew, seconded by Pat, passed 4-0.

Bathroom, part of wall behind the toilet and window in the Gatehouse needs repairing/replacing. Fix up this area, replace toilet & sink and upgrade A/C unit. Josh Jacobs sent an estimate and we have a reserve line item for that. Estimate \$1675. Motion to approve made by Drew, seconded by Michel, passed 4-0.

A resident suggested a shade or film should be placed on front window of gate house to reduce solar oven effect.

Adjournment: Drew and Michel seconded. Motion passed 4–0.

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

Respectfully submitted,

Patricia Boustedt, Secretary

Revised by Ken Rowland, Secretary

Date: July 15, 2022

Date: August 28, 2022