

Ballantrae Condominium Association

Annual Members Meeting

DATE: December 1, 2022 **TIME:** 6:00 pm.

LOCATION: St. Andrew's Church
6908 Beneva Rd.
Sarasota, FL 34238

Board Members Present: David Dicke, Drew Lowther, Jim Boyd, and Ken Rowland. Quorum established.

Attendees: Mike Miller, Miller Management; 39 Residents

Call to Order: The meeting was called to order by David Dicke at 6:12 p.m. Roll Call: Four board members present (David Dicke, Drew Lowther, Jim Boyd and Ken Rowland). David thanked everyone in attendance for being at the meeting. Meeting notices have been posted appropriately on the bulletin boards and agenda circulated.

Election of Officers: Two open Board positions exist, and these have been filled due to having two resident nominees. David asked that we welcome Dickie Furtado and Dennis Dryjanski as our newest Ballantrae Condo Association board members. They were received with a round of applause from the attendees.

Certifying of Proxies and Establishment of Quorum: Mike Miller reported 61 total in attendance, 39 in person and 22 by proxy.

Proof of Notice of Meeting: Mike Miller said he has the document which he signed and will be notarized the next morning and put in a safe deposit and a copy in the association's file as required.

Reading and Disposal of Unapproved Minutes: David asked for a motion to approve the December 6, 2021 Annual Membership meeting minutes. Drew made a motion to approve the minutes as submitted and Ken seconded. There was no discussion and the membership approved unanimously by voice vote.

Reports of Officers and Committees

President

Dave reported that Ballantrae's buildings, streets and infrastructure as well as some plantings are "middle aged", some being over 40 years old. We will continue the cycle of repainting and reroofing buildings to keep Ballantrae looking up to date and nice. Sometime soon we face the need to resurface streets, replacing major sections of the irrigation system, and refreshing many plantings as well as some items. We will work these needs into the reserve budgets of the future. Recently as you know we had Hurricane Ian affect the community and create more

expenses. Thankfully we were able to cover cleanup and repair expenses by borrowing from our well funded reserve fund. Jim will say more about this in his Treasurer's report. Dave reported on projects completed this year: We replaced roofs on two buildings this past year, and painted four buildings while replacing plantings around those four. Gordy Shonka will give an update on driveway and concrete work. We raised a sinking garage foundation and repaired the floor which was quite a project. We replaced the air conditioner and upgraded the restroom in the gatehouse at the entrance.

Next year we plan to replace 3 more building roofs, which will bring us to 13 buildings out of the 26 in our community with the newer asphalt shingles. In 2024, four more buildings are scheduled to be reroofed; after that we will continue every other year until all are complete in 2028.

Residents are urged to have their drain pipes to the street examined by a plumber as they are getting old and are quite expensive to fix once clogged up. Plumbers can scope the piping to identify problems and fix them proactively.

It's been quite a year for us, and Ian added to that. We'd like to thank all residents who volunteered their time and efforts throughout the year, including Michele Dicke who does a great job producing the newsletter. Also there are a lot of residents who help by setting up tents, tables and chairs and bringing food for community events. Also those people who have posted notices on the bulletin boards, and lots more. Thank you all for helping to make Ballantrae special.

Lane Bliss, our grounds and handy person who helps us so much will be going on vacation from Monday December 26, returning on January 11. Notices will be posted.

Vice President

No report.

Secretary

Ken reported that he had recently updated both directories, alphabetical and by unit. He noted that this is his last meeting as board secretary. He was honored to serve the community and work with the other board members, and said we should be in good hands going forward.

A resident asked for an update on the propane tank issue. Dave said that he had delivered the letter requiring it to be removed, and also spoken with the unit owners. They need to schedule the tank removal with Detwiler's and have indicated they would do that soon. Lin Dunn noted that one resident is going through a serious health issue and offered that he would help.

Pat Boustedt made a statement thanking the current board for its work during the past year, which saw some upheaval due to resignations and the passing of Delila Pierce. She hopes we see similar communication and concern for the community going forward.

Dave asked Michele to give some information about the newsletter- Michele said this year the newsletter has expanded to include a wildlife notes section, and in the last edition shared some book titles submitted by residents. In the past as a reporter she would utilize "stringers" to provide content for publications. She is looking for some community volunteers to submit interesting and informative stories and ideas for upcoming issues.

Grounds

Lin Dunn reported that Brightview will be on the property beginning Monday to perform remaining limb removal, tree trimming, fixing of shrubs which were all as a result of the hurricane. Lin will walk the property with them for the three day effort. Subsequently, we can survey the grounds to determine what needs to be replaced or replanted. On Royal Birkdale, painting is complete and some plantings have been done within the 2022 budget; we should be able to complete this with the new budget. Thank you to owners who purchased their own plantings in many cases. In response to a question, Lin said anything not yellow taped off will be picked up by Brightview. Those taped off piles of limbs and trees are due to be removed by FEMA. A resident commented that a group of palm trees at the corner of Killarney and Ballantrae Drives has yet to be trimmed as far as he can tell. Lin said to his knowledge all trees under 14 feet were tagged and trimmed but he would investigate. Lin said according to regulations FEMA is not responsible for private property cleanup, but they have agreed to remove what we have accumulated at the exit way. David thanked Lin for his extra efforts, and mentioned he had confirmed with FEMA that they will come to pick up our storm debris, but will tag the pile if for some reason they cannot do it.

Buildings

Gordy Shonka reported we have completed 3 driveways. All have been repoured and look spectacular, in Gordy's words. Two are on "number 4's" from the list he developed by severity of cracks, and one is from the property which had a sinking garage foundation on Carnoustie. We will continue repair and replacement in next year's work schedule. Soffit repair and replacement is well underway and should be complete next week. Call Lane or Gordy with any questions.

Spoke with the sales representative from Singleton Roofing about their schedule for three roof replacements on Gleneagles. Provided that they are able to obtain the shingles we require after production is resumed in January, they should be able to begin the project early next year, possibly by February.

Treasurer

Jim Boyd gave an overview of the 2023 budget and reserve funding proposals and options which unit owners should have received by mail and reviewed. Insurance costs are a big item, which we estimated to increase by 19% this year. Reserve funding is also a difficult item, and after receiving our audit report from Dreux Isaac, we have included a fully funded option and a partial funding option that spreads funding more evenly through the years. Our goal is providing sufficient reserve funding while not raising the maintenance fee any more than necessary. Last year the monthly assessment was \$480, while this year if we use the partial funding option the fee will rise to \$548 (68 dollar increase). Full funding would raise the fee to \$609 (129 dollar increase). Another factor is repayment of the hurricane cleanup cost of \$40K which was borrowed from reserves and needs to be paid back. If added monthly in 2023 the maintenance fee would be approximately \$580 with partial funding and \$642 fully funded. Most line items in the budget increased 8 to 9 percent, some more due to economic factors.

George Harland asked if there was any difficulty finding a carrier for our insurance. Mike Miller said that should not be a problem, and that most carriers end up with very similar quotes. Jim noted that there is some collusion between carriers, and currently we have a good agency based on reputation.

Frank Verona asked if it's possible when we have half our roofs complete, could we break up the coverage and get a better rate overall? Mike said that our agent had tried that, but the carrier was unwilling. Mike said we get a reduction based on those roofs that have been replaced. Frank also noted that units can receive a wind mitigation discount based on using preferred methods of securing the roof to the structure. Mike said that has been done by other properties but can be costly.

Jim noted that the board will vote on the special assessment vs. monthly assessment fee later. Drew said we should gauge the community sentiment and use that as a guide in voting. A show of hands indicated that a majority of the audience prefers to pay back the reserves as a special assessment.

Dave asked for a report from Mike Miller of the voting for the three questions on the ballot:

Authorize borrowing from reserves for Insurance?

Authorize borrowing from the reserves for emergency?

Authorize a budget with partial reserve funding or fully funded reserves?

A resident asked whose responsibility is the piping from the unit to the street, and another resident asked where is the documentation for that? Answer- It is the unit owner responsibility for piping that serves their unit exclusively, or in the case of interior units where pipes serve both units it is their responsibility. John Frazzini provided that this comes from Ballantrae Declaration of Condominium 7.4.

Lin mentioned there are companies that will scope the pipes for free, and Drew said there are also companies that will try to sell you on expensive repairs. Get multiple quotes or speak with a neighbor to find a reputable business. Lin and Maurice have some leads on this issue.

Membership Voting Issues:

Mike Miller reported the 2023 budget questions voting results:

By a large majority, it was approved to borrow from reserves for insurance costs.

By a large majority, it was approved to borrow from reserves for emergencies.

By a large majority, partial reserves funding was approved.

Residents will be informed by mail of the results of the Board of Directors meeting budget decisions.

Adjournment: Rich Robinson moved and Sue Frazzini seconded. Motion passed by voice vote.

The meeting was adjourned at 7:02 PM

Reminder: The next Annual Members Meeting will be held in **December of 2023 at a time and place TBD**

Respectfully submitted,

Ken Rowland, Secretary

Date: December 5, 2022

