

# **Ballantrae Condominium Association**

## ***Board of Directors Meeting***

**DATE:** December 1, 2022      **TIME:** 7:10 pm.      **LOCATION:** St. Andrew UCC

**Board Members Present:** David Dicke, Drew Lowther, Jim Boyd, Dickie Furtado, and Dennis Dryjanski (by phone)

**Attendees:** Mike Miller, Manager; 23 residents

**Call to Order:** The meeting was called to order by David Dicke at 7:10 p.m. All Board members were present (one by phone), and the meeting notice was properly posted.

### **Election of Officers:**

Jim Boyd nominated Dennis Dryjanski for President. Motion was seconded, there was no discussion, motion passed unanimously.

Dennis nominated Dickie Furtado for Vice President. Motion was seconded, there was no discussion, motion passed unanimously.

Dennis nominated Jim Boyd for Treasurer. Motion was seconded, there was no discussion, motion passed unanimously.

Dennis nominated Dave Dicke for Secretary. Motion was seconded, there was no discussion, motion passed unanimously.

Dennis nominated Drew Lowther for Member-at-large. Motion was seconded, there was no discussion, motion passed unanimously.

### **Approval of Minutes:**

Drew Lowther moved that the minutes of the November 16, 2022 Board meeting be approved as presented. Motion was seconded, there was no discussion, motion passed unanimously.

### **Financial Matters:**

Jim Boyd began with discussion about the \$40,000 borrowed from Reserves for storm clean-up. Consensus of members wanted a special assessment rather than adding \$40,000 to the 2023 Operational budget which would increase our monthly fees. Drew Lowther moved that we have a special assessment for \$40,000 divided by 102, and allow the unit owners up to 90 days to pay it. Motion was seconded. Ken Rowland brought to the Boards attention that at the last Board meeting there was an approved motion to borrow an additional \$10,000 for storm cleanup (bringing the total borrowed to \$40,000) and to pay it back in our monthly assessment in 2023. Therefore we need to consider what we had already done concerning payback of a portion of the storm cleanup funds. Drew amended his motion to state that we have a special assessment of \$40,000 divided by 102 with a payback of up to 90 days, and that we rescind any payback arrangements made in the last Board meeting. Motion was seconded, there was no further discussion, and the motion passed unanimously. Mike Miller

was asked how soon he could send the special assessment invoice to the unit owners. He stated that the invoice could go out in a couple of days, maybe even tomorrow.

### **Quarterly Association Fee**

Jim Boyd indicated that since the storm cleanup amount had been removed from the 2023 Operational budget that the Monthly fee for 2023 would now be \$548, and he asked for a motion to that effect. Dennis made a motion that we approve a quarterly association fee of \$548. Drew seconded the motion. There was no discussion and the motion passed 5-0. Afterwards there was discussion that the quarterly fee was actually \$1,643, and it is the monthly fee that will be \$548.

Ken Rowland brought up the unknown insurance cost for 2023 and the possibility raised in the budget cover letter that the association fees may have to increase. He asked when we would know whether that would happen or not. Mike answered that our actual insurance cost should be set early in January, 2023. Once it is we will determine if we need to adjust our budget.

### **Vote on use of '22 surplus**

David Dicke moved that if there is a surplus in the 2022 budget at the end of the year that the surplus amount carry over into the 2023 Operational budget to help fund 2023 operational expenses. Motion was seconded and the motion passed 5-0.

### **Insurance Deductible Vote**

We have the option of either a 3% or 5% Windstorm deductible, and the 5% deductible will provide a better insurance rate so it is recommended we go with that. We also need to determine our All Other Peril (AOP) deductible. That has been set at \$5,000 in the past and the same amount is suggested for 2023 as well. Dennis Dryjanski moved that we set a 5% Windstorm deductible and \$5,000 AOP deductible. Drew seconded the motion. There was no discussion and the motion passed 5-0.

### **Additional Agenda Items**

- Grass around ponds
- Replace lan damaged guard rail
- Additional charge for Carnoustie driveway
- Unit 1-C request to install gutters at rear of unit
- Approve Clean Slate letter

Dennis suggested that we suspend the additional 5 items until future Board meetings giving the new members of the Board time to review the paperwork on those items. Rich Robinson spoke up that there is no paperwork on the Grass around ponds issue. He went on to express his opinion that due to the long grass and weeds around the ponds he and his wife believe our property has never looked so shabby, rundown, and unkempt. Reasons he has heard for not cutting the grass and leaving a buffer zone around the ponds are not valid. He also believes the look is lowering our property values. Dickie Furtado said he is taking over the grounds and will be happy to talk with any resident about their issues relating to the grounds. His history previously owning a golf course provides much needed experience with

grass and pond maintenance. Another member suggested we solicit opinions from the community and not just rely on the Board members to decide. Drew asked how it happened that just recently the area around the ponds stopped being cut down to the edge of the water. Jim said it is not as important to know how it happened, but better to focus on moving forward on how we are going to solve any issues with grounds maintenance and believes Dickie Furtado's experience will help us move in that direction. Sonia Harland expressed that a new resident mentioned to her that he is seeing less wildlife around the ponds and wondered if it is because the grass is high. John Frazzini related that two years ago we did a test by letting the grass grow around one pond for a couple of months. After several weeks most of the unit owners did not like it so we went back to cutting the grass down to the water line. Dennis agreed with the comments and said the Board needs a little more time to investigate and come up with a solution. Drew did not agree with waiting since there have been so many complaints about the high grass why don't we just agree to go back to the way it was. Sue Frazzini suggested that new Board members need some time to review contracts, talk with community members and basically gather information in a transparent fashion so that everyone will have a chance for input. Dickie assured everyone that he will get on this problem right away, and as soon as he finds out who he needs to talk to changes will be made. Dave Dicke offered to help Dickie by sharing BrightView information. Dennis did not want to spend any more time on this and moved that we suspend the five remaining items on the agenda. The motion was seconded and passed 3-2.

### **Next Board Meeting**

Dennis suggested that the next meeting be held Tuesday December 20<sup>th</sup> at Miller Management. He needs to check with Mike to see if his meeting room is available preferably in the morning between 10 and 11. Drew stated that if Board meetings were held during the work day he most likely would be unable to attend. It was explained that the main purpose of the next Board meeting was for banking issues for new board signatures. The new Board stated they need time to review the agenda items, It did not mean all future Board meetings would be held during the day. Drew further questioned why we were holding up resident's requests by delaying action until some unknown date. Dickie Furtado made a motion that the five remaining items be put on the addenda for our December 20<sup>th</sup> meeting. Motion was seconded and passed 5-0.

### **Adjournment**

The meeting was adjourned at 7:45 pm

Respectfully Submitted,

David Dicke, Secretary      December 13, 2022