

BALLANTRAE CONDOMINIUM ASSOCIATION, INC.

BOARD Meeting Minutes

DATE: December 20, 2022 **TIME:** 10:30 A.M. **LOCATION:** Miller Management

Board Members Present: Dennis Dryjanski, Dickie Furtado, Jim Boyd, David Dicke, Andrew Lowther

Attendees: Mike Miller, Manager, 13 residents

The meeting was called to order by Dennis Dryjanski at 10:30 A.M.

Review Board Members

Dennis Dryjanski made a motion to remove David Dicke from the Ballantrae Board of Directors per our By-Laws 5.3 without prejudice. Jim Boyd seconded the motion.

Reasons: The Settlement Agreement with 11D. We wasted thousands of dollars with the clean slate letter with attorneys; knowledge of the propane tank; mishandled the FEMA cleanup – failed to fill our FEMA forms; violated State Statutes.

We will allow 3 minutes to each resident's comments.

Comments:

1. I do not even get this. Is this some kind of coup? The majority of the homeowners would want him on the Board. To dismiss him like this is ridiculous.
2. You are violating Florida Statue and our Governing Documents.
3. I think you are wrong and he handled things properly and it is an interpretation of some documents of rules that I think are wrong in many cases. I think Dave had the best interests of the community in mind. I think it's wrong to boot someone off the Board because you are in power now and you have the numbers. I think Dave has done a fine job. I oppose removing Dave from the Board.
4. As a point of order, section 5.3 of our By-Laws states you can remove an Officer, so you can remove me as Secretary, but not as a Board Member. Board Members are under 4.20 and can only be removed by those who voted them in. It would have to be a Special Meeting of the homeowners to remove the Board Member.
5. Suggested the Board review this discussion with our attorney.

Jim made a motion to rescind our motion until further clarification and place it on our next Board meeting agenda. Dennis seconded the motion.

Approval of Minutes: Dennis made a motion to waive the reading minutes from the last Board Meeting on December 1, 2022. Jim seconded the motion.

No discussion. Motion passed unanimously.

Amend Quarterly Association Fees

Jim made a motion to correct our Quarterly Association fees to read \$537.34/mo. and 1,642/qtr. Motion was seconded by Drew. Motion passed unanimously.

Old Business:

Replace Ian damaged guard rail

Was there a contract fulfilled and signed? David asked the vendor to send a revised proposal to Dennis and Mike. They have not seen it. They have already started the work. Why are they working without a signed contract? David told the vendor we would be having a Board meeting to get it approved today and that is why he needed to get the revised contract to Dennis and Mike.

Did anyone think of contacting the County since the guardrail runs along the Elegraw which is a County responsibility? They could have replaced and not cost us money. No one checked it out. Why is someone working on it without approval? David mentioned he must have misread his note. Dennis suggested to give him a call immediately. David didn't realize they had started on it. We contacted the vendor during the meeting. The vendor stated he was told to get it done before the end of the year by Gordy and Dave.

Drew made a motion to approve repairing the rest of the one guardrail the vendor is working on now and get an estimate for the gravel for around that side. Motion seconded by Dennis. Motion passed unanimously.

The vendor asked who do I talk to going forward. I am talking to 4 different people on a job that has been scheduled for months. I don't understand the miscommunication when I was told months ago to get the job done. Going forward who do I talk to? Please contact Jack Seaman and Mike Miller.

Additional charge for Carnoustie driveway

Drew made a motion to approve the additional \$500. Motion seconded by Dickie.

Unit 1-C Request to install gutters at rear of unit.

David made a motion to approve the installation of gutters located at 3620 Muirfield Dr. Motion seconded by Drew. Motion passed unanimously.

Removal of Propane Tank

The propane tank is scheduled to be removed on January 6, 2023. They will call Dennis the day before arriving. They will crimp the lines and remove the tank free of charge.

There were 2 items that were on the last agenda that are not on this agenda.

1. Grass clipping around the ponds.

Update: Dickie Furtado stated; moving forward we will be trimming around the water edges of the ponds.

2. Clean slate letter

Dennis mentioned he did not have enough time to review and to go through it entirely. It is a suspended issue.

New Business:

Bank Business: Signature Changes

Jim made a motion to remove signatory authority from David Dicke and add signatory authority to Dennis Dryjanski, President and Jim Boyd, Treasurer along with Michael Miller, Manager for

Truist accounts ending in 7246 and 7253, and Truist Security account ending 5462 and reorder a Credit Card in the name of our President, Dennis Dryjanski. Drew seconded the motion.

Communication: Contact Information

Dennis wants to make sure our homeowners know who they need to speak to when there are problems or whatever needs to be done. We have a list that is posted on the Bulletin Board showing all the people on the committees.

Buildings: Jack Seaman: Gordy Shonta reporting to Jack

Grounds: Dickie Furtado

Rules and Regulations: Open

Newsletter: Open

Welcome/Interview: Kathleen Strobel, Lillian Curry

Maintenance: Lane Bliss

Management: Michael Miller, Miller Management

Mike Miller will send the list out to all homeowners.

Ballantrae Property Items

Dennis made a motion to have all previous Board Members and Residents return all keys, work orders, proposals and all other documentation to Miller Management by Thursday, December 22, 2023.

Dennis requested Mike Miller send out the request to all homeowners.

Drew seconded the motion.

Front door painting at 7368 Killarney Dr. Unit 20D

Drew made a motion to approve the painting of the door at 7368 Killarney Dr.

Jim seconded the motion.

Singleton Roofing Contract

Discussions centered around reasons for selecting Singleton Roofing versus Florida Southern Roofing who have done our roofs in the past. After reviewing with consultant, Singleton was recommended. Price became the determining factor.

Will there be additional costs based on the low price? That is unknown. Differences in the contract between Southern Roofing and Singleton Roofing is labor. Is there a reason we didn't get references? We based our information on researching their track record.

Gordy stated we did our due diligence and submitted specifications, had the consultant look over the bids and got the bids back on the three companies. We signed the contract with Singleton Roofing.

Adjournment: Jim Boyd made a motion to adjourn the meeting. Drew seconded the motion. No discussion. Motion passed. Meeting adjourned at 12:30 P.M.

Respectfully submitted,

Pat Paulson

for David Dicke, Secretary, due to illness.

Date: December 20, 2022

Next Board Meeting: Wednesday, January 18, 2023 @ 6:00 P.M.

Location: Gulf Gate Library, Room A