

**Ballantrae Condominium Association, Inc.
Board of Directors Meeting**

**February 15, 2023 Time: 4:00 P.M.
Location: Gulf Gate Library 7112 Curtis Ave., Room A**

AGENDA

1. Call to Order, Roll and Proof of Notice of Meeting.

2. Approve Board Meeting Minutes of 01/18/2023

3. Board Reports

- a) President
- b) Vice President – Grounds Update
- c) Secretary
- d) Treasurer

4. Committee Reports

- a) Buildings – Jack Seaman
- b) Editor Newsletter – Sue Frazzini
- c) Social & Caring – Sonia Harland
- d) Rules and Regulations – Drew Lowther

5. Old Business

Covered under Board and Committee Reports

6. New Business

- a) Guard Rail
- b) FPL LED street lights

7. Adjournment

**Next Board Meeting Wednesday, March 15, 2023 4:00 P.M.
Gulf Gate Library, Room A**

BALLANTRAE CONDOMINIUM ASSOCIATION, INC.

BOARD Meeting Minutes

DATE: February 15, 2023 **TIME:** 4:00 P.M. **LOCATION:** Gulf Gate Library, Room A

Board Members Present: Dennis Dryjanski, Dickie Furtado, Jim Boyd, Pat Paulson, Andrew Lowther

Attendees: Mike Miller, Manager, 30 residents

Call to Order: The meeting was called to order by Dennis Dryjanski at 4:00 P.M.

Approval of Minutes:

Jim Boyd made a motion to waive the reading and approve the minutes from the last Board Meeting on January 18, 2022. Drew Lowther seconded the motion. No discussion. Motion passed unanimously.

Dennis requested that if you have any questions about the Board Reports or Committee Reports to please hold them until each person has completed their report

Board Reports

President

I hope everyone has received a President's report. I try to send it out once a month. I want everyone to understand that this Board is looking forward to bringing everyone together and abiding by all our Governing Documents and Florida Statutes. We want to get all our work done and have a smooth transition from the previous Board. We want to make Ballantrae a wonderful and peaceful place to live.

I want to thank all of the ladies for the Valentine's party yesterday. Sonia will give her report on the successful party.

Homeowners Questions/Comments: I think the Board is doing a great job. Did you speak to all the Board members about changing the meeting time?

Yes. We had owners ask if they could have early afternoon or late morning meetings. 90% of owners are retired. We are not trying to inconvenience people, therefore, we decided on the 4:00 P.M. time.

Comment: Sarasota County school board varies their meetings by having some in the morning and some in the evenings. A thought perhaps to consider.

Vice President – Grounds Update

The schedule for cutting grass and trimming continues. We are looking at taking applications, bids to replace Brightview. As of now, we need 4 more days for them to establish what we want them to do.

The cleanup pile up front will be removed on the 23rd. By the end of March, we should have the back ponds and eligras treated and trimmed.

Replacing Brightview

I am not happy with Brightview's performance. There were only 3 people working on our property this week. The supervisor did not show up for a meeting I scheduled. What we are trying to do is to get Brightview to follow our directions. They do not listen to Lane.

We have issues with weeds and there are not enough people to accommodate our property.

We have 3 more bids coming in from other landscapers. The next lowest bid is \$20,000 more.

Homeowners Questions/Comments:

Are we going to be mulching soon?

I believe the mulching was going to cost \$30,000 and the previous board decided to wait.

Last month I had asked about the trees on Muirfield. I understand that any tree replacements would be at the homeowner's expense because we do not have it in the budget.

Because of hurricane Ian Muirfield lost several trees. We are willing to kick in to purchase trees, but is there anything Ballantrae can do to help us?

As far as replacing the trees, if you wanted to pay for the tree, we would have it put in for you. We will be sodding over those areas of lost trees. We do not have the money to replace all of the lost trees.

Is there a list of accepted trees? Lane knows the trees that would be accepted.

I will have Lane put together a list.

If your buildings are being painted, we will replace and supply the plants.

If they are not on the schedule the plantings will be at your own expense.

Can Lane pick up the trees with his truck? There is a \$500 minimum to deliver.

Why don't we get together and discuss it.

If we are going to replace landscaping for painted buildings but not replacing any trees, can we find some funds for it? It is all common grounds. I think the priority should be replacing the trees. How necessary is it to paint the buildings?

The 4 buildings scheduled are a reserve item and we have a contract with our painter.

We will review it.

I am looking at the budget and it looks like we have \$15,000 for fertilizing and mulching, \$68,000 in the reserve for miscellaneous site improvements and \$7,000 for trimming. Jim and I will investigate to see if we can move some funds around and get back to everyone. It is our intention to lay out a complete plan for all landscaping.

Do you spend any time with Brightview workers? No.

What is going on with the front entry? The piles of debris will be removed on the 23rd. The cost is \$4,000 to remove all the debris on both sides.

Secretary

No Report

Treasurer

Due to our great social committee's Valentines event, our budget will go from \$200 to \$1,250. A great effort by all those involved.

We are in the middle of an audit and there will be some adjustments. Drew and I talked at length today about the reserve account, and investing some of our funds.

I am concerned about what we do with the roofs and when we stage them. Right now, we are self-insuring the shake roofs. In the roof reserve account, there is roughly \$800,000 and we replenish it at about \$59,000 a month. We need about 1/3 of it for the planned roofs. We need \$27,600 for painting, landscaping as discussed, and a guard rail that needs replacing.

We have challenges with our insurance increases. Our insurance has gone up 44%.

Homeowners Questions/Comments:

I will be meeting with my insurance agent and I am wondering if there will be another special assessment in the future.

I do not have an answer for that. I will need current financials so we can look at the cash flow. There is a possibility your insurance company will reimburse you for the \$393.

What happened to our 0% loan we requested?

We have been denied our request for an SBA loan. The reason they denied us is our ability to pay. They underwrite for profit and non-profit the same way.

Were you talking about self-insuring our shake roofs? The new roofs are replacement. The shake roofs are a depreciating replacement cost. There is not much life left in them. Basically, if we have a problem we will have to pay for that.

Committee Reports

Buildings: Jack Seaman

1) Repair at 3615 Muirfield Dr. completed. Contractor reduced estimated cost by \$300.00.

2) Street Signs.

They were ordered over a month ago from the sign Co. we have used for years. The fellow who owned the Co. sold it and retired. I talked with the new owner she said she would get back to me with delivery dates, etc. She did not. I called again and again. She finally said she didn't know if they had enough material. If not, she would order it. She said the fellow that ran the machine that made the signs was out of town, she did not know where he was or when he would be back. It is her husband. Also, they were very busy and had several orders in front of ours and she did not know when they would get to our signs. I suggested that perhaps they were too busy for our business and she said I was right, so I canceled the order. I'm looking for a new sign maker. They are routed signs. Not all sign Co's can do this. I have no dates at this time for replacement.

3) Painting

We are scheduled to paint 4 buildings this year. There are 2 buildings on Ballantrae Dr. (19 & 20) and 2 buildings on Killarney Dr. (21 & 22). I have talked with Dickie regarding new plants if any. I will set dates with the painting contractor and advise the Board and the homeowners in those buildings before the painting begins.

4) Roofs

We have 3 remaining roofs to be installed on Gleneagle Dr. to complete phase One with shingled roofs. They are Buildings 9, 11 & 14. The President has helped form a committee to review all aspects of the bid contracts to determine the best way to proceed. The committee is made up of 2 Board members and 2 homeowners. One from building 9 and one from building 11. We should have a complete report for the next meeting.

Homeowners Questions/Concerns:

What is going on with the roofs? The people in the community want to know what is going on. The people want to know what all the controversy is about.

Why all the secrecy? Do we or do we not have a contract with Singleton Roofing?

Yes. We did not receive a business license or liability insurance. How could the previous board go ahead and sign a contract without any of this information and then write a \$26,000 down payment check? There was nothing in the file from the

previous President. We asked for the information and they sent an expired business license. They followed up with a correct one. The liability form was for workman's

comp only. We have asked for a security bond. The communication from Singleton has been poor at best. As of 3 weeks today we have heard nothing. We want to make sure Ballantrae is completely covered.

Drew stated surety bonds are not something Singleton gets for residential jobs. Florida Southern has surety bonds.

All of this will be discussed by the Committee. All Committee meetings are open to all homeowners and will be posted.

Editor Newsletter: Sue Frazzini

Positive feedback has been received from owners regarding the January Newsletter.

First Monthly Update was published.

Photos taken at the Valentine's Day Event will be published in the April Newsletter.

Looking for input from the community on topics to be considered for the Newsletter.

Social & Caring: Sonia Harland

The St. Valentines Event was a huge success. First and foremost, I must thank the members of the committee whose hard work and efforts made this happen. Thank you to:

Lily Curry, Cindy Furtado, Kathy Hull, Sally Jones, Dotty Kenyon, Doreen Renaud, Nancy Shonka, Mary Walrath and Margaret Boyd. Margaret steered the ship to make sure everyone was up to date on what was happening and that everyone was on task. Thank you, Margaret. Keeping 10 ladies all in line is not an easy task.

Thank you, Sally Jones and Nancy Shonka, who were responsible for our successful Silent Auction. The items that they were able to have donated were amazing and our residents were thrilled and happy to bid on them. We collected \$1,129.00 from the auction that will go into the Social fund for future events. Thank you, Sally and Nancy for the many days and hours you spent going to so many businesses and not taking no for an answer. Our 50/50 raffle was also a big success. We collected \$130.00 that will also go into the Social fund account. Lin Dunn was the winner and graciously donated his winnings back to the Social Fund. Thank you, Lin. All total \$1,259.00 was collected. A great shout out to Cindy Furtado who greeted everyone with a smile and good will that got everyone anxious to get started having some fun.

This was a great event with 54 participants, the largest ever. So, thank you everyone.

Our games were also a hit and all were winners.

Bean Bag toss. Winner Sue Frazzini

Lucky Balloon: Winner John Rade

Match My Heart: Winners, John Frazzini, Tom Hull, Kathy Ogilvie, Nadine Dryjanski

Jelly Bean (Guess how many) Winner: Stan Valerga (22 beans off) 2nd place Dennis Dryjanski (26 beans off) There were 761 beans.

Winner for the first RSVP were David and Joan Grigg. Thank You!

In addition to all of these festivities the food was abundant and delicious. Thank you to Lillian Curry, Cindy and Dickie Furtado, Kathy Hull, Kathy Ogilvie and Dotty Kenyon for providing the food.

Also, our neighbor Adam Trzos was the perfect bartender. Thank you.

Lane was the technician behind all of this Thank you.

Our next event will be a pot luck for St. Patrick's Day. Date to be determined.

Respectfully submitted.

Sonia Harland

Rules and Regulations: Drew Lowther

No Report

Old Business

Covered under Board and Committee Reports

New Business

Guard Rail

An estimate was submitted to Jack by Cash Jacobs for \$2,625.

Homeowners Questions/Concerns: We talked about putting wood or concrete posts and sod, pebbles, or stones around it. Are we still pursuing this?

We will look into it. I don't see anything in the proposal referencing it.

FPL LED street lights

FPL would like to change out our lighting to LED. It will make it brighter and safer. Their time frame will be 4-6 months at no cost.

Homeowners Questions/Comments: There is a light out on Carnoustie and Muirfield Dr. Send a request to Mike to report it. Drew stated he was going to call FPL.

It is very dark entering Ballantrae at night. Is it possible to add lighting?
We will look into it.

Adjournment: Dennis made a motion to adjourn the meeting.
Jim seconded the motion. Motion passed unanimously. Meeting adjourned at 5:30 P.M.

Respectfully Submitted,

Pat Paulson, Secretary

**Next Board Meeting: Wednesday, March 15, 2023 4:00P.M. Gulf Gate Library,
Room A**