

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

March 15, 2023 Time: 4:00 P.M.

Location: Gulf Gate Library 7112 Curtiss Ave., Room A

AGENDA

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

2. Approve Board Meeting Minutes of 02/15/2023

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

- a) Approve Guard Rail cost
- b) Approval of schedules painting of Buildings 19, 20, 21, 22

6. New Business

- a) Approve cancellation of Brightview landscape contract
- b) Approval of new landscaping company

7. Adjournment

**Next Board Meeting Wednesday, April 19, 2023 4:00 P.M.
Gulf Gate Library, Room A**

BALLANTRAE CONDOMINIUM ASSOCIATION, INC.

BOARD Meeting Minutes

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

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

Attendees: Mike Miller, Manager, 26 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 February 15, 2023. Dickie Furtado seconded the motion. No discussion. Motion passed unanimously.

Dennis requested if you have any questions or comments regarding Board or Committee Reports, please hold them until after all agenda items have been addressed.

Board Reports

President

We hope everyone has received the President's update sent to owners in email. The entrance is looking cleaner and better. Dickie Furtado will go through that with you.

I want to make sure everyone understands that the Board of Directors will continue their fiduciary responsibilities and make decisions that are in the best interests of our community for all of our financial future. If anyone has any questions, please contact the Board.

Vice President – Grounds Update

We have completed the front entrance cleanup. From now on it will be inhouse. We have plans for the front entrance.

We will be removing Brightview as our maintenance company. We have bids from 5 landscapers and have narrowed it down to 2. A termination notice will be going out to Brightview.

Secretary

No Report

Treasurer

As of February 28, 2023, our operating funds were \$67,447.25 of which \$1,259.00 is in the Social Committees account.

Our reserve funds totaled \$787,306.86 of which \$14,022.73 is in a CD that matures on 9/23/2023, \$36,772.38 is in a Truist money market fund, \$198,568 was used for the insurance and is being repaid over the year. \$402,943.75 is liquid in an account available for roofs, painting, guard rail, landscaping replacement and other Association replacement items. In the first two months, \$43,554.25 was added to the reserve account.

Our insurance premium in February increased to \$17,805.56 from \$12,764.00 per month. We had budgeted \$184,536 annually which was a 15.8% increase over 2022. In a normal year, that would have been appropriate but our 2023 premium increased 39.5% leaving a budget short fall of \$24,089.16 by my calculations.

Our budget for the storm cleanup was exceeded for 2022 by \$2,756. To date we have spent \$8,500 on the cleanup of the entrance, another \$3,130 on related items and I believe we just have the signs to replace which should be less than \$2,000. Unless I have missed something- the total storm related expenses will total roughly \$57,000 of which about \$17,000 was unbudgeted. I plan on having a final accounting for the April Board meeting.

So with \$3,130 spent for storm related expenses in the first two months we are still within \$189 of our budget.

The final cleanup for the entrance ended up at \$8,500 which exceeded the original estimate of \$4,000. The proposal that was approved had a qualifier that the price could increase but we did not expect that it would more than double. The other two bids for this project were \$9,800 and \$13,000 so this was still a favorable deal although not as good as expected.

Committee Reports

Buildings: Jack Seaman

Painting:

We will be painting 4 buildings starting Monday March 27 with pressure cleaning.

2 buildings #20 and 21 on Killarney Drive.

2 buildings #19 and 22 on Ballantrae Drive

This is under multiyear contract with Adam paint to hold the price. Owners will be notified prior to painting.

Roof Committee:

We have not met due to medical reasons of committee members. We will be meeting next week at Miller Management.

Editor Newsletter: Sue Frazzini

We published the monthly update yesterday. There will be an April Newsletter coming out the week of April 10th. I'll be sending out a notice to all Board Members and Committee Chairs for any information they would like to add. Bill Buckler has submitted our first classified Ad.

Social & Caring: Sonia Harland

I hope everyone knows about our St. Patrick's Day party on March 17th at the shell path at noon. We have 41 attending so far and delivering approximately 11 meals for those residents who are unable to attend.

Rules and Regulations: Drew Lowther

He is aware there is a car in the driveway on Ballantrae Place. We understand that a daughter may be moving in temporarily with her mother and they will need to move things in the garage in order for her to get her car in the garage.

A complaint about barking dogs on Gleneagles is being looked into.

Old Business

Guard Rail: Jim Boyd made a motion to approve Guard Rail repair cost of \$2,625. Dickie Furtado seconded the motion. No discussion. Motion passed unanimously.

Painting: Jim Boyd made a motion to approve scheduled pressure washing and painting starting on March 27th for Buildings 19, 20, 21, 22. Dennis Dryjanski seconded the motion. No discussion: Motion passed unanimously.

New Business

Brightview Cancellation: Jim Boyd made a motion to approve cancellation of Brightview landscape contract. Dickie Furtado seconded the motion. Discussion: Dickie Furtado explained the poor quality of service with Brightview. They do not follow directions and are too difficult to deal with. Motion passed unanimously.

New Landscaping Company: We will not be approving a new landscaper at this time. We have a 90 day cancellation in our contract. They may or may not honor that once we cancel the contract. We will be having personal interviews with the 2 we are considering.

Questions / Comments

New Landscaping company:

Will you also be going to other properties to see their work before selection?

Yes, we have gone to properties to see their work. We have looked at their licensing and recommendations. Dickie mentioned he has the 2 landscaper's portfolios if anyone is interested in looking at them.

I can't find our current budget? Actual and Budget are listed on each monthly financial statement. The budget was mailed to everyone at the end of the year.

We have \$7,000 budgeted for trees and \$15,000 for mulch.

Where did you get the \$7,000 budget for trees? It is not in the budget. \$8,500 is in the budget for tree trimming and replacement.

We will look into approving mulch at a later date. We currently have no intention of mulching soon.

How much was spent overbudget on cleanup for Ian? We have a shortfall of \$17,000. That was due to overspending last year.

Will we be mulching at all this year? We have no plans at this time to mulch. We will have to see the bottom line at the end of the year.

The obligation of the board is to determine what the community needs in a prioritized schedule. Insurance costs have gone up \$20,000 and we will do our best to adjust where necessary. The budget is used as a guide line.

We can ask to get a price for mulching from our new landscaper.

Can we mulch ourselves out of our own pocket? Yes, but you would need Board approval.

Can we take the scheduled painting of 4 buildings and use the funds for landscaping?

No. It is reserved funds. We don't want to cheat them with landscaping as we did with all of the other buildings.

What is the status of street signs? Lane is looking into it with Jack.

Did we approve to terminate Brightview without a new landscaper? Brightview has 90 days before termination. We will be able to get our selection within this timeframe.

Are we replacing trees that came down with the same trees or replacing with palm trees or oak trees? We are trying to replace trees with the trees that came down. We will consider oak trees.

There is a \$250 allowance toward a tree allowance.

Will Lane be able to plant the tree? Yes, depending upon the size of the tree.
Please submit a work order if you are wondering about a tree replacement.

What about the dogs barking on Carnoustie? We understand they are dog walkers and are temporarily taking care of 2 large dogs. There will be no large dogs based on our Governing Documents. Drew will be following up on it.

Adjournment:

Jim Boyd made a motion to adjourn the meeting. Dickie Furtado seconded the motion. Motion passed unanimously. Meeting adjourned at 5:15 P.M.

Respectfully Submitted,

Pat Paulson, Secretary

Next Board Meeting: Wednesday, April 19, 2023 4:00P.M. Gulf Gate Library, Room A