

The Official Newsletter of the Ballantrae Condo Assoc. Sarasota, FL



## THE VOICE QUARTERLY NEWSLETTER



### President's Desk

#### Inside this Issue:

President's Desk 1  
Treasurer's Report 2  
Landscaping Notes 2  
Secretary Remarks 3  
Committee Reports 3  
New Neighbors 4  
Nature Photos 5  
In Memorium 5  
Next Meeting 6  
Birthdays 6  
Classifieds 7  
Lost & Found 7

#### ***Purpose of a Board Meeting*** ***by Dennis Dryjanski***

Board meetings conduct Association business in a transparent manner. Through open discussion between board members, important issues are discussed and voted upon if needed. It is not an open forum owners meeting. No remarks or decisions or comments expressed by homeowners will occur. For all future board meetings, a three (3) minute per owner comment period at the end of the meeting will be implemented. If a homeowner needs to have further discussion on their concerns any board member can be contacted outside of the meeting. The Association documents also provide mechanisms to make changes occur with the Associations business operations. All owners can run for a board position, participate on a committee, or petition the board for a specific issue. All owners are encouraged to attend a board meeting to see and hear first-hand the business issues of our Association.

In this Board's continuing efforts to be good stewards for the Association, four of the five current Board Members have completed the current Board Certification Course offered by a Board-Certified Condominium and Planned Development attorney. The course provides a legal update that focuses on important legislation and issues that currently impact Condominium Board Members and Residents..

The Roofing Committee's first meeting did not yield a recommendation as expected. A discussion on the terms of the contract and their beneficial or detrimental effects on the community were to be discussed. This is the [link](#) to the video recording of the meeting.

I am very proud of the great progress we've made- IAN cleanup, Newsletter & Monthly Update Communications, Orientation Package and Welcome Letter Updates, improved landscaping, financial controls and social events. Your board is working diligently to keep Ballantrae a bright and vibrant neighborhood.



***"I can't give you a sure-fire formula for success, but I can give you a formula for failure: try to please everybody all the time." - Herbert Bayard Swope.***



## Treasurer's Report

### Reimbursement Policy & Procedures by Jim Boyd

There has been some confusion as far as requests for reimbursement particularly related to tree replacement in Ballantrae. I received three requests for reimbursement from unit owners in the past few days which are problematic. These folks were under the impression that they could just go to their local nursery or home improvement store and purchase trees or plants, submit a receipt and the Association would gladly reimburse them for their purchase.

Unfortunately, that is not the case. Earlier this year, the Ballantrae Condominium Association, Inc. policy was updated and a Funding Request Form and Policy was implemented.

***This required all funding requested be submitted in writing by a Board Member for approval by the Treasurer prior to any work commencing.***

Why must such an *extreme measure* be forced upon the unit owners? In developing the 2023 Budget measures were taken to keep the Maintenance Fees as affordable as possible. This means we have a very lean budget. Unfortunately, our insurance line item was underestimated and the storm clean-up which was budgeted in 2022 was inadequate and we started the year in the **red** plus other storm related expenses have to be funded.

So, the answer is someone has to keep track of the checkbook. It is very much similar to your family finances, when you go to the store you check your balance prior to writing any checks. Same thing here, we have a community budget and a checkbook and someone must keep track of the finances.

Unfortunately, we have three requests to date for reimbursement for trees and plants. Please understand that *Committee Chairs do not have the authority to approve spending.* The Grounds Chair approves the type, location, etc. of the planting but cannot approve the expenditure. This must be handled in writing and approved by the Treasurer.

Hopefully, this clarifies our current policy. I am working to keep our bills paid and avoid any fee increases and special assessments.

## Landscaping Notes

### Keeping Up with the Grounds by Dickie Furtado

Efforts to update and clean up our grounds continue. Invasive species are being removed. Beds around units are being cleaned out and Hurricane Ian clean up at the front entrance is complete. Lane continues removing debris. We are replacing our current landscaping company and have interviewed several new landscaping companies including on-site visits of their references and proposal review.

The new company will have on-site supervision, flexibility of work activity based on seasonal need-not a pre-set schedule, and a standardized expectation of the work to be done on each building and common areas. The goal is to have a beautiful neighborhood with stable price of maintenance.

Long Range Planning is underway. Considerations include replacing the irrigation system, front entrance enhancements, Ballantrae entry sign replacement, and continued monthly monitoring of the Elligraw. Owners with a vision are encouraged to contact me to discuss your ideas. (dickiefurtado@yahoo.com)

Owners are reminded that Work Order approval is required *prior* to removing plantings, requesting new plantings, identifying species to plant and determining placement of new plantings. Personal tastes of owners need to work within community and maintenance standards. Work Orders are in the green boxes attached to the first set of mailboxes on Glen Eagles.

Availability of pond pump part replacements continue to plague the supply chain. Lane is working to identify a new supplier who can assist in keeping the pumps working. In the meantime, Lane is moving a brand-new portable motor around to spot water as best as possible. During Florida's dry season, owners can expect to have a few brown spots until rainy season begins.

Lane does his best to accommodate owners' questions and comments. However, his time is limited, and owners are asked to not impose on his time for personal requests.

I am happy to communicate with you via email or thru a work order. My email is dickiefurtado@yahoo.com.

## Secretary Remarks

### **Communication Updates by Pat Paulson**

Keeping new and old Ballantrae residents informed on the many questions they have about living in a community with governing documents is a full-time job!

Our Welcoming Letter and Orientation Package have been updated to accurately reflect our documents on the use of fireplaces. Ballantrae Condo Association Declaration Article 14.8 and 14.13 prohibits operating a fire place. Chimney Caps are recommended and are the responsibility of the Unit Owner.

The Architectural Review Committee (ARC) recommendations are under review. The ARC refers to governing document community standards for any work done on the exterior of a unit. The ARC contains the specific steps, forms and board approval needed prior to the work commencing.

Until the ARC is formally adopted, residents should continue to submit all necessary paperwork: contractor business license and insurance, drawings, plans, pictures and product specifications to Miller Management for ultimate board approval.

Ballantrae will continue to be a beautiful community if unit owners follow our governing documents.

## Committee Reports

### **Happening in the 'Hood by Sonia Harland**

#### **Valentine's Day and St. Patrick's Day Socials**

Both wildly successful social events are due to the hard work of Lily Curry, Cindy Furtado, Kathy Hull, Sally Jones, Dotty Kenyon, Doreen Renaud, Nancy Shonka, Mary Walrath, Julie McDevitt and Margaret Boyd. Games, raffles, silent auction and delicious food were expertly planned, prepared, and enjoyed by many attending homeowners. Click [HERE](#) to see a video of each event.

Twelve St. Pat's corned beef slider dinners, prepared by Chef Dickie Furtado, were delivered to our less mobile residents.

Special thanks to our Treasurer, Jim Boyd, for video taping our social events. Photos courtesy Dottie Kenyon, and Sue Frazzini.



**Valentine's Day Game Winners**

Lucky Balloon: John Rade  
 Jelly Bean Guess: 1st-Stan Valerga  
 2nd Dennis Dryjanski  
 First RSVP: David & Joan Grigg  
 Match My Heart: Tom Hull, John Frazzini,  
 Kathy Ogilvie, Nadine Dryjanski  
 Bean Bag Toss: Sue Frazzini  
 50/50 Raffle: Lin Dunn  
 Big thanks to bartender Adam Trzos!

**St. Patrick Day Game Winners**

Pot o' Gold: Doreen Renaud  
 Stuffed Animal Toss: Tie-Stan  
 Valerga & Tom Hull  
 50/50 Raffle: Dickie Furtado

**Future Fun Events: July 4th Party, Oct 14 Blessing of the Animals, Nov 18 Turkey Day at Ballantrae, Dec 9 Here We Come A-Caroling**  
**Watch the bulletin board for details closer to the date.**

Sonia Harland, Social and Caring Committee Chair, encourages volunteers to help plan and organize events. She can be reached at soniakap@aol.com with any ideas or to lend a helping hand.

**Ballantrae extends a warm welcome to our new neighbors.**



Ben Elliott and Krista Hobbs at 3689 Gleneagle Dr are originally from Indiana and are pleased to be in South Sarasota with their ginger cat, Bucket. Ben is in construction and Krista is a barista. See them driving their Jaguar and Kia!

Bryan and Alyssa Hutson from Dalton, OH closed April 1 and will be moving in slowly over the summer. Bryan is in informational services and Alyssa is an administrative assistant.



Ballantrae Condo Assoc sadly announces the death of long-time resident Jonathan Jenckes residing at 3710 Ballantrae Drive. He was 83 years old and passed away peacefully after an extended illness.

He is survived by two daughters, and his partner of many years, Kiki Allan.

Ballantrae extends its sympathy to his friends and family. No services are planned at this time.

## Nature Area: The Circle of Life

Our front entrance has a sign Nature Area, Gators May Be Present and the wildlife activity has not disappointed. Gary Gator is munching on one of our grass eating carp, resident Sandhill Cranes welcomed a new baby, white pelicans made their yearly two week visit, and a pair of herons have made a nest and eagerly await a hatchling.

While all of this is wonderful to see, for the safety of our owners, children, dogs and visitors, do not feed the wildlife and take care when walking around the ponds as Gary Gator was seen leaping up a 6 ft high embankment!

Lane wants all owners and visitors to know that it's gator mating season and to be aware of their increased activity. They may be aggressive.



Photos courtesy of Cindy & Dickie Furtado, Jim Boyd and Tom Desera. If you've got a great photo of our neighborhood wildlife, send photo to [srqbcnewsletter@gmail.com](mailto:srqbcnewsletter@gmail.com).

## **[Ballantraecondoassoc.com](http://Ballantraecondoassoc.com)**

All owners are strongly encouraged to attend board meetings. If you are unable to attend, click the link above to access the Ballantrae website where you will find our Governing Documents, Resident Directory, Financials, Meeting Minutes and more. The password for the Resident side is 2023. Contact any board member with questions.

**Owners are strongly encouraged  
to attend  
Board Meeting April 19, 4 PM  
Gulf Gate Library  
Room A**

**Check the bulletin boards for a complete list of BOD and Committee contacts.**



**April 20 Pat Trahanas  
April 24 Andy Westra  
April 27 Irene Press  
April 28 David Dicke  
April 29 Tom Desera  
May 1 Jim Boyd  
May 5 Lin Dunn  
May 22 Stephen Trahanas  
May 22 Kathleen Strobel  
May 22 Bryan Hutson  
May 26 Louise Buckler  
May 26 Mary Horn  
May 28 Jill Welch**

**May 30 Kathy Ogilvie  
June 2 Cindy Meissner  
June 6 Lillian Curry  
June 9 Doreen Renaud  
June 15 Frank Verona  
June 24 Cheryl Chay  
June 30 Janet Henderson  
July 2 Gordon Shonka  
July 7 Lane Bliss  
July 10 Ingrid Rowland  
July 10 Joe Karl  
July 12 Adam Trzos  
July 14 Sonja Njolstad**



FREE: 2 WHEEL LADIES BICYCLE 26"  
 Contact Bill Buckler 703-946-0460

Cindy Furtado is missing a home depot foldable chair from the St Pat's Party. And she has one metal chair with a padded seat. Contact her if you think you have her chair or are missing a chair.  
 Cindy's email: 4cindyfurtado@gmail.com

CAR FOR SALE, Jacquelyn Skye's 4Dr  
 2012 silver Honda Accord 4 cyl, 89,000  
 miles in very good condition. Contact  
 Earl Hefley, call/text 405-850-9918 or  
 email earlsax@sbcglobal.net

**BALLANTRAE MLS Activity in the Last 6 Months**

**Listed For Sale (Available) in MLS**

Property Address	Unit#BED / BATH	Listed \$ / Sold \$
7363 ROYAL BIRKDALE DR	18B 2 / 2	\$379,900 /
3678 GLENEAGLE DR	8B 2 / 2	\$414,000 /
7328 KILLARNEY DR	21C 2 / 2	\$419,000 /

**Pending Sale (Under Contract) in MLS**

7366 ROYAL BIRKDALE DR	15C 2 / 2	\$425,000 /
3636 MUIRFIELD DR	1D 3 / 2	\$549,900 /

**Sold (Closed) in MLS**

3689 GLENEAGLE DR	14B 2 / 2	\$399,900 / \$350,500
3622 GLENEAGLE DR	9C 2 / 2	\$425,000 / \$425,000
3636 MUIRFIELD DR	1D 3 / 2	\$449,900 / \$400,000
7312 KILLARNEY DR	21A 3 / 2	\$565,000 / \$565,000

The Voice Quarterly Newsletter and the Monthly Updates are official publications of the Ballantrae Condominium Association, Sarasota, FL.

Please send all comments and suggestions to the Editor,  
 Sue Frazzini, at SRQBCAnewsletter@gmail.com

www.ballantraecondoassoc.com