

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

April 19, 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 03/15/2023

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) Update on painting Buildings 19, 20, 21, 22
- b) Cancelled Brightview
- c) Roofing Contract

6. New Business

- a) Approval of new landscaping company
- b) Attorney

7. Adjournment

**Next Board Meeting Wednesday, May 17, 2023 4:00 P.M.
Gulf Gate Library, Room A**

BALLANTRAE CONDOMINIUM ASSOCIATION, INC.

BOARD Meeting Minutes

DATE: April 19, 2023 **TIME:** 4:00 P.M. **LOCATION:** Gulf Gate Library, Room A

Board Members Present: Dennis Dryjanski, Dickie Furtado, Pat Paulson, Drew Lowther (late) **Absent:** Jim Boyd

Attendees: Mike Miller, Manager, 14 residents

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

Approval of Minutes:

Dickie Furtado made a motion to waive the reading and approve the minutes from the last Board Meeting on February 15, 2023. Pat Paulson 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

Dennis made a motion to appoint John Frazzini as Assistant Treasurer. Pat Paulson seconded the motion. Motion passed 3-0. No discussion.

Lane has been working for the past few months on our 40 yr. old Irrigation System. Homeowners have been asking about our lawns needing water. Dennis sent out a letter on April 11th explaining what was happening, referencing the state and county regarding severe drought conditions. In March we spent well over \$750 just repairing the system. Lane is working on the pumps continually to make sure our lawns are getting watered.

Comcast Contract: Dennis talked to David Dickie and he mentioned he had appointed Kathleen Malinsky (Lyden) as Special Project Coordinator to look into the contract. David noted she has expertise in negotiating utility contracts. Dennis will plan on talking to Kathleen this month and ask her to give a report for our May meeting.

Brightview Landscaping has received our cancellation notice. Their contract will end on June 30, 2023.

Mike Miller sent out a letter to Albritton's advising them there will be only 2 people who will have the authority to purchase items for Ballantrae, Lane and Jim Boyd.

Vice President – Grounds Update

Dickie Furtado reiterated our ongoing issue with our Irrigation System and is working with Lane on solutions.

Secretary

We have updated our Welcoming Letter and Orientation Package. There is one significant change to the Orientation Package. Ballantrae Condo Association Declaration prohibits operating a fire place per Articles 14.8 and 14.13. Chimney Caps are recommended and are the responsibility of the Unit Owner.

The Architectural Review Committee Recommendations are under review.

Treasurer

As a result of a health emergency the complete and full update on our financial position will be completed by the May board meeting.

As of March 31, 2023, our operating funds were \$59,497.77 of which \$1,313.00 is in the Social Committee's account.

Our reserve funds totaled \$815,929.41 of which \$149,022.73 is in a CD that matures 9/23/23, \$65,158.85 is in a Truist money market fund, \$198,568 was used for the insurance and is being repaid over the year, \$405,900.93 is liquid in an account available for roofs, Painting, Guard Rail, Landscaping replacement and other Association replacement items.

We are investigating moving some of our reserve dollars into a money market account. The purpose of this move of reserve funds is to increase Ballantrae's interest payments on the money. Our financials will report the activity on the new money market account beginning next month.

Currently there are owners who are behind in their condo fees totaling approximately \$7,200. Letters will be sent out to all owners late over 60 and 90 days asking them for prompt payment.

Committee Reports

Buildings: Jack Seaman

The painting of buildings #20 and #21 on Killarney Dr. and buildings #19 and #22 on Ballantrae Dr. are complete.

Guard Rail: The second side of the entrance guard rail is complete.

Jack will be meeting today with a company regarding our 4 street signs that are missing.

Editor Newsletter: Sue Frazzini

A Monthly Update was published April 14th. Four new categories were included: Neighborhood Nature Photo's, Classifieds, Lost & Found and MLS.

The next newsletter will be published in July. Submissions for the Classified, Lost & Found or neighborhood wildlife photos can be submitted to srqbcnewsletter@gmail.com by July 1st.

Homeowners are welcome to submit ideas and suggestions for the newsletter anytime.

See the bulletin board for contact information.

Social & Caring: Sonia Harland

Ballantrae Community offers its most sincere sympathy to Lori Toney whose Mother passed away recently. She resided at Angels Senior Living Facility

After a long illness our long-time resident Jon Jenckes passed away peacefully at home. Our sincere sympathy to Kiki and John's extended family

Our next main social event will be Tuesday, July 4th for our annual BBQ. This is always a fun day with a great turnout. More information will be forthcoming as we get closer to the date.

The Social and Caring Committee wishes to say "thank you" to everyone who have participated in making all our events a great year. There will be a lot more to come in 2023.

Rules and Regulations: Drew Lowther

Drew reported a car parked on Muirfield overnight, resolved.

Carol Cadwell is having some work done and will have her car out until the work is completed.

Old Business**Update on Painting Buildings 19, 20, 21, 22**

Completed – discussed in our Building Report

Cancelled Brightview

Discussed in our President's Report

Roofing Contract

Dennis discussed cancelling the current roofing contracts and go back to them later this year and ask for them to rebid the contracts. We feel we would get a better price on our roofs. We want to make sure we get rid of all the risks for Ballantrae and all the companies have licenses, insurance and bonds covered.

Dennis made a motion to cancel the roofing contract with Singleton Roofing. Dickie Furtado 2nd the motion. Dennis Dryjanski, Dickie Furtado, Pat Paulson voted in favor. Drew Lowther dissented. Motion passed 3-1.

Discussion: Drew expressed his opinions against cancelling Singleton Roofing.

Mike Miller will send Singleton Roofing a letter to return our money, Ballantrae will owe Singleton Roofing \$150 for cancellation fees.

New Business

Approval of New Landscaping Company

Dickie Furtado made a motion to approve Agape Gardens Landscape Design as our new landscaping company. Dennis Dryjanski seconded the motion. Dennis Dryjanski, Dickie Furtado, Pat Paulson voted in favor. Drew Lowther abstained. Motion passed 3-1. We will be working with them on a month-to-month basis.

Attorney

Pat Paulson made a motion to retain Wells, Olah, Cochran as our Association's Attorney.

Dickie Furtado seconded the motion. Dennis Dryjanski, Dickie Furtado, Pat Paulson voted in favor. Drew Lowther dissented. Motion passed 3-1.

Discussion: Drew expressed his opinions against removing our current attorney.

Homeowner Comments

Discussions on reasons why it is important to have iron clad contracts.

Clarification was made for allowing \$250 for tree replacement for hurricane only.

Opinion on Fire Places and should be the responsibility of the association.

Will there will be an increase to insurance due to a working fireplace?

Maintenance on working fireplaces responsibility of the homeowners.

We will look into it and report at the next meeting. Clarify documents

Documents were changed in 2020

Homeowners expressed concerns that the board was not being clear regarding Roofing contracts.

Adjournment:

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

Respectfully Submitted,

Pat Paulson, Secretary

**Next Board Meeting: Wednesday, May 17, 2023 4:00P.M.
Gulf Gate Library, Room A**