

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

**May 17, 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 04/19/2023**

**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) Landscaping Company
- b) Fireplaces
- c) Roofing

**6. New Business**

- a) Mail Boxes
- b) Bank Signature

**7. Adjournment**

# **BALLANTRAE CONDOMINIUM ASSOCIATION, INC.**

## **BOARD Meeting Minutes**

**DATE:** May 17, 2023 **TIME:** 4:00 P.M. **LOCATION:** Gulf Gate Library, Room A

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

**Attendees:** Mike Miller, Manager, 16 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 April 19, 2023. Dennis Dryjanski seconded the motion. Dennis Dryjanski, Dickie Furtado, Pat Paulson voted in favor. Drew Lowther dissented. Motion passed 3-1.

Dennis requested to hold any questions or comments until after the meeting.

### **Board Reports**

#### **President**

Dennis requested all board members speak up at our meetings.

I want to make sure everyone received the letter on the pond irrigation. The irrigation system is quite old and we will be working on it throughout the summer.

Comcast Report: Dennis and Kathleen Lyden will be discussing later this fall. The contract will be up in 2024.

Street Signs are ordered and should be ready next week. Cost will be \$1250 for all 4 signs.

Our new attorney is asking for Board of Director authorization contacts. Miller Management will handle the process.

#### **Vice President – Grounds Update**

Stan Valerga has volunteered to help with our grounds and will be on our Grounds Committee.

Our original landscaping company is no longer with us. We have interviewed a new landscaping company, LMP who will be taking over our landscaping needs. Lane and I met with them and were pleased with them.

Buildings that were painted are scheduled for planting and refurbishing. We have appropriated \$1,000 for each building for plants. We will be notifying the owners soon as to what will need to be replaced.

The pumps have been repaired. When Brightview completes the trimming around the ponds we will continue to try and maintain the correct trimming.

### **Secretary**

No Report

### **Treasurer**

As of April 30, 2023 our operating funds were \$65,659 of which \$1,313.00 are in the Social Committee's account. Our reserve funds totaled \$833,983.74 of which \$149,022.73 is in a CD that matures 9/ 23/ 2023. \$450,069.55 was in a Truist money market and Investment fund. \$151,272.80 was used for the insurance and is being repaid over the year. \$83,618.66 was due from Operating to the Money Market as of 04/ 30/ 23. \$533,688.21 was liquid. We have moved \$400,000.00 of our liquid reserve dollars into a money market account at Moore Financial Management consisting of \$200,000.00 invested in Schwab Government Money (SNVXX) account currently making 4.74% and \$200,000.00 invested in Schwab Treasury Obligation Money Market (SNOXX) currently making 4.79%. We transferred back into Truist reserve from the operating account \$77,717.73 and \$5,900.93 from the operating account in May. Our monthly statements will continue to reflect the new investment accounts.

## **Committee Reports**

### **Buildings: Jack Seaman**

No Report

### **Editor Newsletter: Sue Frazzini**

The Monthly Update on the Irrigation system was published earlier this month.

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](mailto: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**

We welcome Jim Boyd home. The Ballantrae family wishes Jim a complete and speedy recovery. Our thoughts and prayers go out to Jim and Margaret.

The next social event will be a barbecue for July 4<sup>th</sup>. More information will be provided as we get closer.

### **Rules and Regulations: Drew Lowther**

There will be a car parked in the driveway at 7411 Carnoustie Dr for a couple of weeks due to a visitor.

There are cats being let out at 3641 Gleneagles Drive. A reminder, per our Rules and Regulations, Ballantrae allows indoor cats only. Pets shall not be left unattended on the common elements.

### **Old Business**

#### **Landscaping Company**

Our new landscaping company, LMP will start July 1, 2023. They are \$225/month less than Brightview. Another benefit they provide us.

#### **Fireplaces**

We are investigating insurance and chimney sweep companies. We will have further updates when we get the information.

#### **Roofing**

We received our deposit back from Singleton in the amount of \$25,515.00. Of that \$150 was taken out for administrative fees.

### **New Business**

#### **Mail Boxes**

We toured the community looking at all of our mailboxes and they are in bad shape. We are doing an analysis on options replacing all of them. Options include new posts, all new mail boxes, US Post Office boxes and will include costs for each option. We intend to present this to the homeowners in the fall.

#### **Bank Signature**

Drew Lowther made a motion to remove Jim Boyd and add signatory authority to John Frazzini, Assistant Treasurer for Truist accounts ending in 7246, 7253 and Truist Security account ending in 5462. Dickie Furtado seconded the motion. Motion passed 4-0.

#### **Adjournment**

Dickie Furtado made a motion to adjourn the meeting. Dennis Dryjanski seconded the motion. Motion passed 4-0.

Meeting adjourned at 4:25 P.M.

Respectfully Submitted,  
Pat Paulson, Secretary