

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



# THE VOICE QUARTERLY NEWSLETTER



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## President's Desk

*by Dennis Dryjanski*

Our Social and Caring Team did a wonderful job on our July 4th BBQ. Great food and camaraderie were shared by more than 30 neighbors.

Hurricane Season is upon us and it's never too early to be prepared. Visit [scgov.net/emergency-preparedness](https://scgov.net/emergency-preparedness) for up-to-date information on emergency preparedness. Hurricane season runs June 1st -November 30th.

Our new landscaping company started the week of July 4th. As with all new beginnings there will be corrections and adjustments made as the relationship moves forward. If you see something that appears to have been overlooked or incomplete, contact Dickie Furtado and write up a work order so he has the information and can work with the landscaping company to correct. Kindness is always appreciated in your communications.

Lane is now assisting the new landscape company and familiarizing them with our property expectations and standards on cutting and trimming. Additionally, he is repairing and replacing regular maintenance items that make up beautiful Ballantrae. Please contact either the landscape grounds chair, Dickie Furtado, or buildings chair, Jack Seaman with any concerns so Lane can keep up with his busy schedule.

After major surgery, Jim Boyd will be returning full-time to his duties as Board Treasurer as of August 1, 2023. We wish to thank John Frazzini, Past President, and the Board of Directors for their assistance during this time.

Board members contact information is located at our mailbox bulletin boards and on [www.ballanraecondoassoc.com](http://www.ballanraecondoassoc.com). We look forward to communicating with you regarding any concerns or accolades.



***"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

**by John Frazzini, Assistant Treasurer**

### Financials

As of June 30, 2023, our operating funds were \$56,361.61 of which \$1,313.66 is in the Social Committees account.

Our reserve funds totaled \$815,186.49 of which \$113,454.60 is in a CD that matures 9/23/2023, \$49,829.97 is in a Truist money market fund, \$113,454.60 was used for the insurance and is being repaid over the year, and \$402,943.75 is liquid in an interest-bearing account available for roofs, painting, landscaping replacement and other Association replacement items. In the first six months, \$87,108.50 was added to the reserve account.

### Budget Workshop

A budget workshop was held at the library on Wednesday, July 5th, 2023, at 6pm. The purpose of the workshop was to establish two working groups of owners to review and make suggestions to the BOD on our two key budget areas... One group is focusing on the Operating Budget and the other on the Reserve Budget.

- Operating Budget: Kathleen Strobel (lead), Gordy Shonka, Nancy Shonka, Kathleen Milisky
- Reserve Budget: Drew Lowther (lead), Ben Elliott, and Stan Valerga

The budget workshop will conclude at the end of July and the results will be delivered to the Board for discussion, additional analysis, and finalization for the December Membership Meeting.

### Financial Control

There is a form available to all board members to ask for spending approval on large projects over \$250. Everyday maintenance is not included and continues to be completed as needed. The form has been used several times for approval prior to actual spending as a control measure in relation to improvements on our irrigation pumps and plantings around painted buildings. This control measure is especially important as the unexpected rise in insurance premiums continues to challenge our monthly cashflow.

## Landscaping Notes

**by Dickie Furtado**

Our new landscaping company, Landscape Maintenance Professionals, Inc, (LMP) started the week of July 4th. Because of the holiday, our Monday cutting date was moved to Friday. Due to an unexpected medical emergency and Lane's Birthday Day off, there were a few glitches that will be ironed out in the coming weeks. Going forward cutting is tentatively scheduled for Friday.

I will be monitoring LMP's work quality and standards over the next two months to determine if this landscaping company fulfills our needs. [Call me on 808-895-6070 with any complaints, comments, concerns so I may address them personally.](#) Lane should not be contacted directly with concerns regarding landscape maintenance. A work order should also be written up so a paper trail can be used for quality control, monitoring response time and job completion.

Irrigation repairs were completed in the spring and early summer to allow the system to work adequately. However, the whole system is 30+ years old and needs renovation. I am working with the Budget Workshop Group on a Three-Year Plan for renovation.

The pond wrapping around Muirfield has multiple issues which need to be addressed. All issues are addressed in an Immediate Step plan and the Three-Year Plan.

Immediate steps being taken are:

- Bids are being requested for trimming back the plants and trees along the Muirfield pond to ease the flow of water out of the system.
- Lewis will spray as needed to keep the waterway clean looking until a final solution is implemented.
- Investigate other companies that can give Ballantrae ideas for the long-term solution to the lake problem. Once a solution is implemented, plantings around the lakes and the introduction of snails and carp will continue.

Three-Year Plan

- Obtain quotes for irrigation digital control replacement plan and implement.
- Obtain quotes for tree trimming all trees at one time and implement.
- Refurbish the front entry: inside and outside the guard shack-all trees, bushes, shrubs.
- Adjust Planting schedule around buildings.
- Removal of invasive plants.
- Estimates and plan for the revitalization of Muirfield pond and implement.

The Immediate Step and Three-Year Plan are Operating and Reserve Budget items. Each line item is being looked at carefully to determine the best way to finance the renovation of our landscaping. It's a big job and our home values depend on updated and beautiful grounds.

## Secretary Remarks

by Pat Paulson

### Mailbox Update

The Board of Directors recognizes the visual impact our mailboxes have on the neighborhood. Due to the costs of repairing and replacing the mailbox units the Board felt it important to receive owner feedback on how best to proceed. Jack Seaman and I are working on three different mailbox solutions that will be presented as a survey to the homeowners.

A cover letter with detailed information on costs and a photograph or drawing of each option will be sent out to each homeowner. Until the survey results are obtained, no major repairs will take place.

## Work Orders

This is a friendly reminder to all owners that the work order form is how the board tracks the work being done in the neighborhood.

The form is a paper trail that is used for quality control, monitoring response time, and job completion. While a phone call to a Board member or committee chair is always welcome, the form is a way to prevent miscommunication and documents the type and location of work requested and the date and time the specific request was made.

The appropriate Board member or committee chair is made aware of the work order and can investigate the issue and inform the proper work team for completion as soon as possible.

If you are considering any landscape work or have a concern about your sidewalk or driveway, or any comments or concerns about the neighborhood, fill out a work order and call the respective committee chair or Board Member to make them aware of your situation.

Work order forms can be found at the first bank of mailboxes on Glen Eagle Drive. Bring a pen and press so the writing appears on all three pages of the form. The homeowner keeps the pink copy for their records.

# Committee Reports

## July 4th BBQ Special Shout Out and Thank You

*by Sonia Harland*

I would like to have a special "Shout Out and Thank You" to Margaret Boyd and Mary Walrath who spearheaded the event and worked tirelessly due to my absence.

Many thanks to John Frazzini who graciously lends and has trained Mary to be our sound engineer on his amplification equipment.

Thank you to the many owners who, despite the heat, made it a point to support the event.

A Special Thank You to John and Barbara Rade for their unsolicited generous donation. It is the owners who allow us to have these events and we thank each one.

We look forward to seeing everyone at our next event this fall. Stay tuned. Photo's courtesy Mary Walrath



**Future Fun Events: 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](mailto:soniakap@aol.com) with any ideas or to lend a helping hand.



### **Ballantrae extends a warm welcome to our new neighbor.**

BarbaraPendrell closed May 15th on unit 15C, 7366 Birkdale Dr. and will not be completely moved in until fall. She will be bringing her Brussels Griffon dog and drives a red Toyota.

## **Nature Area: The Circle of Life**

Our front entrance has a sign Nature Area, Gators May Be Present and the wildlife activity never disappoints.

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!



Photos courtesy of Jim Boyd and Martha Seaman. If you've got a great photo of our neighborhood wildlife, sunrise or sunset views, send photo to [srqbcnewsletter@gmail.com](mailto:srqbcnewsletter@gmail.com).



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

## **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 the next Board Meeting**

**Date/Time: TBD**

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



**July 17 Patricia Boustedt**  
**July 22 Laurel Toney**  
**July 28 Barbara Pendrell**  
**Aug 1 Carol Cadwell**  
**Aug 6 Carolyn Smith**  
**Aug 8 Adrea Mociran**  
**Aug 8 Juan Ramirez**  
**Aug 26 Sally Jones**  
**Aug 26 Nancy Shonka**  
**Sept 5 Sherie Netto**  
**Sept 6 Janet Warfield**  
**Sept 11 David Medeiros**  
**Sept 26 Harold Horn**  
**Sept 26 Margaret Boyd**  
**Sept 27 Mary Walrath**  
**Oct 1 Jack Seaman**  
**Oct 9 James Clark**  
**Oct 9 Barbara Rade**

**Oct 19 Dennis Dryjanski**  
**Oct 22 Bernice Trzos**  
**Oct 30 Sonia Harland**  
**Nov 8 George Harland**  
**Nov 9 Lavi Mociran**  
**Nov 12 Adrian Mociran**  
**Nov 19 Stanford Singer**  
**Nov 20 Carol Verona**  
**Nov 22 Alicia Nordquist**  
**Nov 22 Judith Singer**  
**Nov 29 Barbara Davis**  
**Dec 16 Bill Buckler**  
**Dec 27 Nadine Dryjanski**  
**Dec 28 Krista Hobbs**  
**Jan 1 Ken Rowland**  
**Jan 7 Scott Welch**  
**Jan 11 Ben Elliott**  
**Jan 17 John Rade**

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  
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