

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

September 27, 2023 Time: 6:00 P.M.

Location: Gulf Gate Library Room A

AGENDA

- 1. Call to Order, Roll, and Proof of Notice of Meeting**
- 2. Approve Board Meeting Minutes of 05/17/2023**
- 3. Approve Amended Board Meeting Minutes of 02/16/2022**
- 4. Approve Amended Special Board Meeting Minutes of 05/27/2022**
- 5. Board Reports**
 - a) President
 - b) Vice-President- Grounds Update
 - c) Secretary
 - d) Treasurer
- 6. Committee Reports**
 - a) Buildings- Jack Seaman
 - b) Editor Newsletter- Sue Frazzini
 - c) Social & Caring- Sonia Harland
 - d) Rules and Regulations- Drew Lowther
- 7. Old Business**
 - a) Fireplaces
 - b) Mailboxes
 - c) FPL LED Lights
- 8. New Business**
 - a) Approve New Windows for 3774 Ballantrae Drive
 - b) Bank Signature
 - c) 7368 Killarney Drive plumbing issue
 - d) Landscaping Presentation – Bill Gibbs of LMP Landscaping
- 9. Adjournment**

Next Board Meeting October 18, 2023 5:30 P.M. Gulf Gate Library

BALLANTRAE CONDOMINIUM ASSOCIATION, INC.

Board Meeting Minutes

DATE: September 27, 2023 **TIME:** 6:00 P.M. **LOCATION:** Gulf Gate Library, Room A

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

Attendees: Mike Miller, Manager, 22 residents

Call to Order: The meeting was called to order by Dennis Dryjanski at 6:00 P.M.

Approval of Minutes:

Jim Boyd made a motion to waive the reading and approve the minutes from the May 17, 2023 meeting. Pat Paulson seconded the motion. No discussion. Motion passed 5-0.

There were 2 Meeting Minutes in 2022 that were not approved. Per legal advice, the current Board will approve the amended minutes.

Pat Paulson made a motion to approve the Amended Board Meeting Minutes of 02/16/2022. Dennis Dryjanski seconded the motion. Motion passed 5-0.

Pat Paulson made a motion to approve the Amended Special Board Meeting Minutes of 05/27/2022. Jim Boyd seconded the motion. Motion passed 5-0.

The Minutes will be posted on our website.

Board of Directors Reports

President

We ask that everyone read and understand the notice that was left on your chair. Questions will be answered at the end of our meeting and allow 3 minutes to speak.

Dennis thanked John Frazzini who took over as Assistant Treasurer for Jim Boyd while he was recovering from his illness.

Vice President – Grounds Update

There will be a presentation at the end of the meeting given by Bill Gibbs, the new LMP landscaping company that is now doing our landscaping and grounds work.

Secretary

No report

Treasurer

As of August 31, 2023 our operating funds were \$35,972 of which \$1,349 is in the Social Committees account. Our reserve funds totaled \$850,612.65 of which \$149,023 is in a 3.5%

CD that matures 9/30/2023 and is being reinvested in a six month CD at 5.5%, \$130,175.68 is in a Truist money market fund, \$405,280.80 is in a Schwab money market fund which is currently paying 5.24%, \$100,000 is in a Truist CD which matures 1/13/2024, \$75,636.40 was used for the insurance and is being repaid over the year, and \$497.04 is liquid.

Our insurance premium in February increased to \$17,805.56 from \$12,764.00 per month. We had budgeted \$184,536 which was a 15.8% increase over 2022. In a normal year, that would have been sufficient but our 2023 premium increased 39.5% leaving a budget short fall. For the rest of the year, we have a shortfall of \$2,138 per month.

We have 2022 storm clean-up expense of \$7,630 which was not budgeted. FEMA should in my opinion have hauled our debris away as they did our HOA neighbors. I contacted Greg Steube, Rick Scott and Marco Rubio about this problem and none offered a bit of assistance. Apparently, our elected representatives have no control over the FEMA Czar. I also wrote a letter to the editor about this. You paid for the clean-up twice, once in your income taxes and once in your condo fees. Please write and call your elected representatives to get this problem solved.

Currently, we have excess revenue in the budget of \$4,384 but that excess will disappear soon. In talking with Mary at Miller Management, she said all of their associations are in the same boat we are. We will need to be very penny-wise for the balance of the year. Attached is the Treasurer Authorization Form. Board Members, Committee Heads and others expecting the Association to fund items need to make sure to receive authorization PRIOR TO ANY WORK COMMENCING. I appreciate your cooperation in our efforts to conserve our funds.

Committee Reports

Buildings: Jack Seaman

Driveways will be underway for repair. We will start on Muirfield Drive. Jack is in the process of getting estimates and costs. He has a report on the driveways and we plan on starting with the worst first and work our way down. 20-30 driveways need repair

Editor Newsletter: Sue Frazzini

The next newsletter will be published in October. Submissions for the Classified, Lost & Found or neighborhood wildlife photos can be submitted to srqbcnewsletter@gmail.com by Oct 15th.

Homeowners are welcome to submit ideas and suggestions for the newsletter anytime. See the bulletin board for contact information.

Social and Caring Report: Margaret Boyd

It's been a long hot summer. The Fall season is quickly approaching and the Social Committee is gearing up for some fun-filled events.

The first event will be our traditional "Blessing of the Animals" Saturday, October 21st at 11 am at the Shell Path. There will be a non-denominational prayer service officiated by our very own Reverend Eileen Kemp to honor our pets who are a true blessing. The Blessings will be

for all pets as well as to include the memory of a pet. Please invite friends with pets. We hope all of our neighbors will attend this very special event.

If you are able, please bring a bag or can of pet food to be donated to an animal shelter.

A Memorial for the passing of Juan Lopez Ramriez was attended by many of our Ballantrae residents. A beautiful floral arrangement was sent from the Ballantrae Caring Committee. We extend our deepest sympathy to his daughter, Lily Curry.

Due to the generosity of residents of our community who attend and support our events, we now have \$1259 in the committee account to be used for future events. We thank each and every one for your support.

Rules and Regulations: Drew Lowther

Plumbing issue on Killarney Drive. Unfortunately, there was no approval from the Board, and we are following up on their progress to make sure everything is put back in place on our common elements.

Old Business

Fireplaces

Developing guidelines to approve using fireplaces. Discussion and approval will be on the October agenda.

Mail Boxes

Mailbox survey will be sent out from Miller Management tomorrow. Two options: Replace existing mailboxes with all new ones. Option 2; keyed Post Office boxes in 8 stations. The funds are available in reserves. The results of the survey will be presented in the October 18th board meeting and the board will vote on the residents choice.

FPL LED

FPL indicated they would be changing to all LED lights in our community in December.

New Business

Approve New Windows

Pat Paulson made a motion to approve new windows for 3774 Ballantrae Drive. Jim Boyd seconded the motion. Motion passed 5-0.

Bank Signatures

Dennis Dryjanski made a motion to remove John Frazzini, Assistant Treasurer and add signatory authority to Jim Boyd, Treasurer, for Truist accounts ending in 7246, 7253 and Truist Security account ending in 5462. Drew Lowther seconded the motion. Motion passed 5-0.

7368 Killarney Drive Plumbing Issue

Jim Boyd identified in Article 11.2.P of our Governing Documents what the obligations are of homeowners. The Unit Owner is required to obtain the prior written approval of the Board of Directors for any project that affects or could affect the Common Elements.

Jim suggested we get an after approval from the homeowner in writing on all recent plumbing work done in detail by the contractor. Mike will be sending out an email to the homeowner requesting the information.

Landscaping Presentation: Bill Gibbs of LMP Landscaping

Dickie Furtado asked Lane to attend the meeting because he will be working closely with LMP, our current landscaping company, who started July 1st.

LMP had 3 representatives present. They recommended to go through our Board if there are any requests or issues. They requested residents not to speak to the mowing crew directly. Reach out to Lane if any issues. They mentioned a client portal available. We mentioned we have a work order system in place we will be using. Some of their services include full maintenance of pumps, water lines, etc. Jim reminded them we are a Condo Association, all approval of any landscaping will need approval of the Board. Dickie Furtado is putting a plan together to look at a 2-year program for all plantings and landscaping. Any storm cleanup pricing is included in the contract.

They are a full-service company which includes fertilizing palms, trees. etc. They have a monthly Newsletter they will send to Mike for distribution.

Adjournment: Jim Boyd made a motion to adjourn the meeting. Dennis Dryjanski seconded the motion. No discussion. Motion passed 5-0.

Meeting adjourned at 7:30 P.M.

Respectfully submitted,
Pat Paulson, Secretary

Next Board Meeting October 18, 2023 5:30 P.M. Gulf Gate Library