

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

October 18, 2023 Time: 5:30 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 09/27/2023**
- 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) Fireplaces
 - b) Mailboxes
 - c) Roofing
- 6. Adjournment**

Next Board Meeting November 15, 2023 4:00 P.M. Gulf Gate Library

BALLANTRAE CONDOMINIUM ASSOCIATION, INC.

Board Meeting Minutes

DATE: October 18, 2023 **TIME:** 5:30 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, 13 residents

Call to Order: The meeting was called to order by Dennis Dryjanski at 5:30 P.M.

Approval of Minutes:

Jim Boyd made a motion to waive the reading and approve the minutes from the September 27, 2023 meeting. Drew Lowther seconded the motion. No discussion. Motion passed 5-0.

Board of Directors Reports

President

Dennis reminded everyone to hold questions until the end of the meeting and all agenda items have been addressed. We allow 3 minutes per person to address issues so everyone has a chance to voice their concerns.

Vice President – Grounds Update

Dickie mentioned we are working on getting a date to trim our palm trees. Lane is working with Dickie and they are waiting for a reply back.

Secretary

No Report

Treasurer

We continue to move along through the year without too much distress. As of September 30, 2023 our operating funds were \$52,119.56 of which \$1,349.34 is in the Social Committees account. This month, we had excess revenue of \$2,093.92 and the total excess revenue is \$6,477.58 for the year to date. If we watch our pennies, we may be close on our budget this year which is wonderful considering the insurance issues and the unanticipated storm clean-up. Our reserve funds totaled \$862,291.12 of which \$149,022.73 was in a 3.5% CD that matured 9/30/2023 and is reinvested in a six-month CD at 5.5%, \$56,727.30 is in a Truist money market fund, \$406,957.64 is in a Schwab money market fund which is currently paying 5.24%, \$100,000.00 is in a Truist CD which matures 1/13/2024, \$70,064.00 was used for the insurance and is being repaid over the year, and \$497.54 is liquid.

As I previously stated, 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 appropriate 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. Also, stated before was that the 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 continue to contact Greg Steube, Rick Scott and Marco Rubio monthly about this problem but so far, none have offered a bit of assistance. Hope springs eternal, however, apparently, our elected representatives have no control over the FEMA Czar. 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. Once again, we will need to be very penny-wise for the balance of the year. Let me reiterate, anyone including 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

No Report. Dennis talked with Jack about the driveways. The only thing we are doing right now is waiting for the final proposals before we get started on them.

Editor Newsletter: Sue Frazzini

The October newsletter was published. I want to thank Dave Strattard for his neighborhood wildlife photos that were included in the October newsletter.

Homeowners are welcome to submit ideas and suggestions for the newsletter anytime at srqbcnewsletter@gmail.com

See the bulletin board for contact information.

Social and Caring Report: Sonia Harland

Please mark your calendars: Saturday, October 21st 11:00 a.m. at the Shell path. St. Francis of Assisi "Blessing of our Pets". Everyone is invited to join us for this very special event. If you are unable to bring your pet bring a picture or in memory of a pet. Reverend Eileen Kemp will be officiating. At this time, we bless our pets who are "true blessings". Refreshments will be served.

It is with the greatest of sympathy that we announce the passing of Bill Buckler who resided at 3814 Ballantrae Drive. Bill passed away peacefully October 6th after a short illness. We send our deepest condolences to his wife Louise and the extended family. Arrangements are being planned.

There are several residents of Ballantrae who have had recent surgeries. The Caring Committee wishes all of them a complete and speedy recovery.

Rules and Regulations: Drew Lowther

Drew mentioned the plumbing issue on 7368 Killarney Drive. In our last meeting we asked the homeowner to submit all documentation relating to all work that has been done. Mike mentioned once the homeowner got down here, he would be bringing all the information.

Old Business

Fireplaces

The Board agrees this is a reasonable request to let homeowners use their fireplaces.

We have established guidelines for use of fireplaces.

Fireplaces are for wood burning only. It is highly recommended to have an annual inspection of your fireplace if in use, making sure a functional spark resistor is in place, and to have a small unexpired fire extinguisher in your unit in the event of an accidental fire. Standard fireplace equipment must be present. Uncapping a fireplace is at the homeowner's expense, including a full inspection before use. A copy of all inspection reports/receipts must be sent to Miller Management. Please refer to our website for recommended Chimney Sweep Companies and general information.

[https://ballantraecondoassoc.com/wp-content/uploads/2023/10/Recommend-Chimney-Sweeps.Info .pdf](https://ballantraecondoassoc.com/wp-content/uploads/2023/10/Recommend-Chimney-Sweeps.Info.pdf)

Pat Paulson made a motion to adopt a Rule Regulating the Use and Operation of Fireplaces.

Dennis Dryjanski seconded the motion. Motion passed 5-0.

The Rules and Regulations to add fireplaces usage will be updated. Mike will be sending this out in email and by mail to all homeowners.

Mail Boxes

The results of the mailbox survey:

Option 1: 42

Replace all existing mailboxes with new mailboxes, new posts, using existing roof over them.

8 stations

Option 2: 20

Install keyed Post Office boxes in 8 stations with existing roof, new posts, concrete slabs.

Pat Paulson made a motion to approve Option 1 replace existing mailboxes. Drew Lowther seconded the motion. Motion passed 5-0.

Roofing

Dennis mentioned George McGonagill, a consultant who has been working with roofing contractors for years. He does RFPs and contracts that are quite extensive. Jim Boyd gave a copy of his Consulting Service Agreement to Board Members to review. Jim discussed George's qualifications and what he includes in his agreements and makes recommendations.

Dennis stated we would be doing the 3 roofs on Gleneagles Dr. to finish phase I and 2 roofs on Royal Birkdale Dr. to be done next year. A total of 5 buildings will be done in 2024. The funds are available in our reserve fund.

Drew Lowther made a motion to accept George McGonagill's Service Agreement. Jim Boyd seconded the motion. Motion passed 5-0.

Questions/Comments from Homeowners

Question: Why isn't the grass mowed down to the water on the ponds?

We have had issue of grass in the ponds. Send email with your address and we will address it. Dickie will discuss it with Lane. Dickie also suggested to find a pond expert who knows about lakes and ponds. We will take care of the trimming.

Question: Which buildings on Royal Birkdale Dr. will be getting a new roof?

Buildings 15 & 16, the buildings close to the entry way on the south side.

Comment: The entry way looks beautiful and I'd like to thank Lane for all his efforts.

Comment: A possible solution to get results from our County regarding pond issues would be to deliver a letter to the County Commissioners. Gordy will try and get more information and get back to the Board.

Questions: Last meeting our questions and concerns were not included in the minutes. Will they be included this meeting?

Yes, we have not adjourned the meeting and they will be included in the future.

Adjournment:

Dennis Dryjanski made a motion to adjourn the meeting. Drew Lowther seconded the motion. seconded the motion. Motion passed 5-0.

Meeting adjourned at 6:10 P.M.

Respectfully submitted,
Pat Paulson, Secretary

Next Board Meeting: November 15, 2023 4:00 P.M. Gulf Gate Library