

BALLANTRAE CONDOMINIUM ASSOCIATION, INC.

AGENDA

ANNUAL MEMBERS MEETING

DECEMBER 6, 2023

6:00 P.M.

**ST. ANDREWS UNITED CHURCH OF CHRIST
6908 BENEVA ROAD, SARASOTA, FLORIDA**

ANNUAL MEMBERS MEETING

1. Election for 2024 Board of Directors
2. Certifying of proxies and establish a Quorum
3. Proof of notice of meeting or waiver of notice
4. Reading and disposal of minutes from December 1, 2022
5. Reports of Officers and/or Committees
6. New Business:
 - A. 2024 Proposed Budget Presentation
7. Membership Voting Issues
 - A. Use of Reserve Funds for Insurance Premiums Vote
 - B. Use of Reserve Funds for Disaster Relief Vote
 - C. Reserve Fund Requirement Vote
8. Adjournment

BALLANTRAE CONDOMINIUM ASSOCIATION, INC.

ANNUAL MEMBERS MEETING

DATE: December 6, 2023 TIME: 6:00 P.M.

**LOCATION: St. Andrews Church
6908 Beneva Rd.
Sarasota, FL 34238**

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

Attendees: Manager, Mike Miller, 35 Residents

Call to Order: The Meeting was called to order by Dennis Dryjanski at 6:20 P.M.

Certification of Proxies and Establishment of a Quorum.

Total votes met a quorum of 65. 34 in person and 31 by proxy.

Proof of Notice:

1st Notice Date of Election Affidavit for the Annual Meeting was executed and retained in the Association's permanent record.

The Annual Mailing for the Annual Meeting Affidavit was executed and retained in the Association's permanent record.

Board Election Announcement:

There were 4 candidates to fill 3 positions on the Board. They will serve a 2-year term. The newly elected officers are: Ben Elliott, Drew Lowther and Kathleen Lyden

Approval of Minutes: Several members made a motion to waive the reading of the December 1, 2022 Members Meeting and approve the minutes.

Several members seconded the motion. Motion passed by the Members.

Reports

President – Dennis Dryjanski

This year we conducted 10 board meetings, all of which were open to the community.

Buildings were painted, followed by landscaping around the buildings and new lighting on buildings.

Started up with a new Landscape company LMP in July.

New mailbox project (total replacement of all mailboxes and mailbox stations) to begin in 2024.

Updated Rules & Regulations to include the use of fireplaces.

Updated Welcome letter and Orientation package.

New Architectural Change Procedures are now in place. Please fill out all the proper paperwork that can be found on our website under "Governing Documents".

There will be 16 buildings to have new roofs beginning in January of 2024. The completion of the roofs should be by the end of May 2024.

New driveways will be replaced in December 2023 on Murfield Dr.

Thank Sue Frazzini for doing a great job with our newsletter "The Voice" and monthly updates about our community throughout the year.

Thank Lane Bliss for his hard work throughout the community especially with our aging irrigation system and so many other projects he's involved with.

A reminder to all owners that they are urged to have their drain pipes to the street examined by a plumber because of our aging pipe system.

A Big thank you to our Social & Caring committee especially to Sonia Harland and Margaret Boyd. There are so many ladies to thank for all your hard work and for the many wonderful events throughout year.

The last event this year will be the Carolers sing throughout the community this Saturday December 9th, beginning at 5:30PM

Treasurer – Jim Boyd

With the assistance of the assistant treasurer and the Board, managed the budget so a small surplus was achieved. Given the stumbling block of the insurance and unfunded storm clean-up from 2022, this was no small task.

Recognized the hazard of the roofing depreciated replacement endorsement and assisted with the roofing project moving forward so that unit owners would not be exposed to a special assessment from future storms.

Assisted Dennis Dryjanski with George McGonagill's expert assistance in a contract to reroof the balance of Ballantrae at a price about 23% lower than the competition.

Negotiated a private loan so the reroofing project could be completed and assist the community with the ability to get certain mortgages again.

Although our lovely government did not approve our grant or loan, completed all documentation for a grant and a loan. The bureaucrats denied assistance based upon our income. It was through SBA and the application was underwritten the same as a for profit corporation.

Provided calculations for the south pond to assist with the algae problem.

Wrote a number letters to our representatives to correct the storm clean-up issues for residential condominiums. Representative Greg Stuebe ultimately introduced legislation (the Clean Up Debris Act) to correct this farce. FEMA had decided residential condominiums are

commercial properties which did not qualify for storm clean-up, even though we are zoned residential, listed and sold as residences, have property tax exemptions only permitted for residences, etc. Had a Letter to the Editor published in the Sarasota Herald Tribune exposing this problem.

Analyzed the Singleton roofing contract which had unfavorable clauses which could have had a negative impact on Ballantrae. The new contract with Longboat Key Roofing saved the community over a hundred thousand dollars for the roofing project.

Fine-tuned the budget provided by the Budget Committee.

Provided revisions to the Reserve Study consultant.

Grounds – Dickie Furtado

1. We finished the clean-up and removal of Hurricane Ian debris.
2. We hired a new landscaping company (LMP Lawn Maintenance Professionals) to replace Brightview Landscaping.
3. We replaced old pumps for irrigation system.
4. We hired Lewis from (Rockhopper) to maintain ponds and irrigation system.
5. We cleaned up the island entrance and sodded it with grass and its own irrigation system courtesy of Lane's hard work.
6. We added a new water system to the back pond area to help with the algae growth.
7. We met with multiple residents in person, on the phone and via emails in regards to the landscaping around their villas as well as Lane's job description and his responsibilities and procedure for requests, etc.

Social and Caring - Sonia Harland

It is the mission of the Social Committee to create fun and meaningful events that bring our neighbors together in friendship and togetherness. We strive to extend hospitality and connection to all with the goal of getting neighbors involved in shared conversations about the wonderful community we share and discovering the uniqueness of each and everyone.

We have had a busy year filled with events that brought out the best in our community.

The first gathering was a Valentines Day Social with prizes, silent auction, games, bean bag toss and the 50/50 raffle. Prizes were generously provided by various businesses in our area. Nancy Shonka and Sally Jones were a determined team in obtaining these donations. The monies raised totaling \$1,259.00 helped greatly to replenish our social fund. This allowed us to continue with future events. It was through the hard work and efforts of all the committee members that made this possible. Thank you each and everyone.

March brought us to our St. Patrick's Day event. Food and fun were abundant. Delicious Corned beef sliders and coleslaw provided by Cindy and Dickie Furtado were a hit. Residents brought potluck dishes. There was festive music, games, photo booth, ever popular bean bag toss and our 50/50 raffle. A video and pictures were done by our in-house photographer Jim Boyd. Thank you, Jim.

4th of July got everyone fired up for our annual barbeque. In spite of the summer heat there was a great turnout. Hot dogs and sausages with all the trimmings were served. Everyone circled their chairs around the big oak tree, ate and shared conversations. Red, white and blue were the colors of the day and everyone dressed accordingly. God Bless Our Great Country.

October was the St. Francis of Assisi "Blessing of the Animals". Reverend Eileen Kemp officiated this very special event. The turnout was amazing with neighbors bringing their beloved pets for an individual blessing. We asked the participants for donations of pet food or other items to be donated to a local shelter. The amount of food and items collected was beyond expectations. The recipient of the donations was Satchel's Last Resort, a no kill shelter. They were overjoyed with the donations and so very appreciative. Eileen ended the event with a prayer for peace in the world, love and gratitude. Refreshments were served and all the pets had a good time getting to know each other. Thank you to committee member Nancy Shonka who delivered the donations.

November brought our much-anticipated Thanksgiving Gathering. Our neighbors filled our tables with delicious side dishes and desserts. Turkey was cooked to perfection by Fran Clymore. In the season of giving and sharing we asked for donations of non-perishable food items to help families bring home food for the holidays. Once again, the amount collected was beyond expectations. The spirit and generosity of our community never ceases to amaze. Thank you Ballantrae. All food items were donated to a local food bank. Chris McDevitt whose SUV was packed to capacity graciously volunteered to deliver the donations.

"Here We Come a Caroling" will be December 9th at 5:30. We hope you enjoy some song and cheer as we serenade your residence.

I would like to express my gratitude to all members of the committee. These events would not be possible without your dedication and effort. You work hand in hand in harmony keeping in mind our mission of creating friendship and togetherness for our entire community. It is a pleasure to work with you.

Newsletter – Sue Frazzini

Editor Sue Frazzini updated the look, content mix, production, distribution, and publication dates of the neighborhood newsletter "The Voice".

Using a free online design site, the newsletter has a fresh look and the capability to use color pictures and internet links. Four newsletters and four monthly updates were published in 2023. All residents were encouraged to submit articles or items of interest for the newsletter.

Newsletter content included statements from the President, Vice-President, Treasurer and Secretary along with Neighborhood Social Activity, Nature Pictures, Classified Ad, New Residents, and In Memory sections as needed.

The monthly updates commented on current issues from the President or Vice-President.

Future publications could include movie or book recommendations, local area social outings, or a catalog of pets and owners. All ideas are possible with help from other interested homeowners.

Rules and Regulations – Drew Lowther

Drew mentioned some homeless people set up a tent on our property. Lane gathered all their stuff and put it in our shed.

Interview Committee – Kathleen Strobel

Kathleen Strobel reported we had 7 interviews this year. Dennis thanked Kathleen Strobel, Lillian Curry, and Pat Paulson for serving on the committee.

New Business

2024 Proposed Budget Presentation

The new Board will be voting on our fees for 2024 following this meeting. Dues will be \$685/mo. if partially funded. \$749/mo. if fully funded.

We were able to hold the line on our budget this year. The problem is our insurance rates significantly increased and caused our increase in fees.

Homeowner question: What was proposed to be done with our reserve funds that we aren't doing that we planned to do, knowing that we would be using some of our reserve funds for our roofing project.

Treasurer comment: The reserve study will need to be modified if we do all the roofs in 2024, thus removing reserve funds for 2026 and 2028. We are still doing 5 driveways, painting, and mailboxes.

Membership Voting Issues

a. Use of Reserve Funds for Insurance Premium

Do you approve the Board of Directors borrowing from the Reserve Fund to fund insurance premium payments?

Results: 43 Yes 7 No The decision passes to borrow Reserve Funds to fund insurance premium payments.

b. Use of Reserve Funds for Disaster Relief

Do you approve the Board of Directors borrowing from the Reserve Fund to fund unexpected Association expenses due to natural or man-made disasters or catastrophes?

Results: 48 Yes 1 No The decision passes to borrow Reserve Funds to fund unexpected emergencies.

**c. RESERVE FUNDING: Should the Association reduce, but not totally waive, reserve funding for fiscal year 2024, as stated in the 2024 Reserve Study?
NOTE: The Board recommends voting in favor of partial funding.**

Results: 47 Yes In favor of reserve waiver (partial reserve funding)
\$685/month, \$2,054/qtr.

4 No Opposed to reserve waiver (full funding)
\$749/month, \$2,248/qtr.

The decision passes to partial reserve funding.

Adjournment: Jim Boyd made a motion to adjourn the meeting.
Dickie Furtado seconded the motion. A majority of the members agreed to adjourn.
Motion passed. Meeting adjourned at 7:20 P.M.

Respectfully Submitted:
Pat Paulson, Secretary

Date: December 6, 2023

Meeting video available: <https://www.counter-point-online.com/meeting-videos>