

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

November 28, 2023 Time: 6:00 P.M.

Location: Gulf Gate Library Room B

AGENDA

- 1. Call to Order, Roll, and Proof of Notice of Meeting**
- 2. Roofing Consultant – George McGonagill**
- 3. Questions/Comments from homeowners**
- 4. Approval of Roofing Contract for the following buildings:**
 - a) Building #9 (3606 – 3630) Gleneagles Drive
 - b) Building #11 (3609 – 3633) Gleneagles Drive
 - c) Building #14 (3673 – 3697) Gleneagles Drive
 - d) Building #15 (7350 – 7374) Royal Birkdale Drive
 - e) Building #16 (7318 – 7342) Royal Birkdale Drive
 - f) Building #17 (7315 – 7339) Royal Birkdale Drive
 - g) Building #18 (7347 – 7371) Royal Birkdale Drive
- 5. Adjournment**

BALLANTRAE CONDOMINIUM ASSOCIATION, INC.

Board Meeting Minutes

DATE: November 28, 2023 **TIME:** 6:00 P.M. **LOCATION:** Gulf Gate Library, Room B

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

Absent: Pat Paulson

Attendees: Mike Miller, Manager, approximately 25 residents

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

Dennis introduced George McGonagill, our roofing consultant who sent our RFP's and received back bids.

Roofing Consultant George McGonagill

George has been consulting for the last 9 years. He oversees bidding at the front end and construction re-work. He mentioned the Insurance industry have cracked down on older roofs and roofs that do not meet code. He started working with Ballantrae in 2018. He was not involved in last year's selection. This year he was involved in submitting proposals and receiving the bids. George also does on-site inspections.

See homeowner's questions and responses:

<https://www.counter-point-online.com>

Approval Roofing Contract

Jim Boyd made a motion to approve 7 buildings based on expanding the final numbers to include 16 buildings with proper pricing. Dennis seconded the motion. Dennis Dryjanski, Jim Boyd, Dickie Furtado voted in favor. Drew Lowther voted against.

George McGonagill will get back to us next week after talking to the bidding contractors with pricing based on expanding to 16 buildings.

The 7 buildings approved:

- a) Building #9 (3606 – 3630) Gleneagles Drive
- b) Building #11 (3609 – 3633) Gleneagles Drive
- c) Building #14 (3673 – 3697) Gleneagles Drive
- d) Building #15 (7350 – 7374) Royal Birkdale Drive
- e) Building #16 (7318 – 7342) Royal Birkdale Drive
- f) Building #17 (7315 – 7339) Royal Birkdale Drive
- g) Building #18 (7347 – 7371) Royal Birkdale Drive

Adjournment:

Dennis made a motion to adjourn the meeting. Dickie Furtado seconded the motion. Motion passed 4-0. Meeting adjourned at 7:35 P.M.

Respectfully submitted,
Pat Paulson, Secretary