

Ballantrae Condominium Association, Inc.  
Board Meeting Minutes

**DATE: December 6, 2023**      **Time: 6:00 pm**      **Location: St Andrews Church 6908 Beneva Road, Sarasota FL 34238**

**Board Members Present:** Ben Elliott, Dennis Dryjanski, Drew Lowther, Kathleen Lyden, Dickie Furtado

**Attendees:** Five Residents

**Call to Order:** Dennis Dryjanski called the meeting to order at 6:00 pm

**Approval of Minutes:** No discussion on meeting minutes

#### **Election Results**

Ben Elliott, Drew Lowther, and Kathleen Lyden were elected to the board of directors. Dickie Furtado resigned as a board member with the written resignation accepted by Mike Miller.

#### **Selection of Officers**

Drew Lowther made a motion to elect Ben Elliott as president. Kathleen Lyden seconded. Motion passed 4-0. Ben Elliott made a motion to select Drew Lowther as Vice-President, Kathleen Lyden seconded. Motion Passed 4-0.

Ben Elliott made the motion to select Kathleen Lyden as secretary. Drew Lowther seconded. Motion passed 4-0. Drew Lowther made the motion to select Dennis Dryjanski as the "at Large" member. Ben Elliott seconded the motion. Motion carried 4-0.

#### **Nomination of Treasurer**

Ben Elliott made a motion to select Jim Boyd as treasurer. Drew Lowther seconded. Motion passed 4-0 contingent on Jim's acceptance.

#### **2024 Budget**

Ben Elliott entertained a motion to accept the 2024 budget. Drew Lowther made a motion to accept the 2024 budget with fees of \$685 per month per unit. Dennis Dryjanski seconded the motion. Motion carried 4-0.

#### **Acceptance of Reserve Funds**

Membership vote of 43 yes to 7 no to use reserve funds to pay the insurance premium in 2024. Ben Elliott made a motion to accept the result and apply reserves to the insurance premium in 2024. Dennis Dryjanski seconded the motion. Motion carried 4-0.

Membership voted 48 yes to 1 no to allow reserve funds to be used for disaster relief. Ben Elliott made a motion to accept the result. Dennis Dryjanski seconded the motion. Motion carried 4-0.

Membership voted 47 yes to 4 no to partially fund – instead of fully fund – the reserve. The fully funded vs partially funded numbers were based upon the 2024 reserve study. Ben Elliott made a motion to accept the results and approve the reserve funding amount. Drew Lowther seconded the motion. Motion passed 4-0.

### **Roofing Contract**

Ben Elliott made a motion to allow the new board to review the contract and private loan before any payment is sent to the contractor, Longboat Key Roofing. He stated that the new board needs to practice due diligence by reviewing the contract and loan before they can proceed with it since they will be responsible for management of the project. Drew Lowther seconded the motion. Motion passed unanimously 4-0.

### **Adjournment**

Ben Elliott made a motion to adjourn the meeting. Drew Lowther seconded the motion. Motion passed 4-0. Meeting adjourned at 7PM.