

BALLANTRAE CONDOMINIUM ASSOCIATION, INC.

NOTICE AND AGENDA OF SPECIAL MEMBERSHIP MEETING

NOTICE IS HEREBY GIVEN that a special membership meeting of **BALLANTRAE CONDOMINIUM ASSOCIATION, INC.** will be held on April 18, 2024, at 6:00 p.m., at St. Andrew's, 6908 S Beneva Road, Sarasota, Florida 34238.

It is very important that you participate in the membership meeting by either attending the meeting in person or by returning your completed limited proxy and director election ballot.

MEETING AGENDA

The agenda for the Special Membership Meeting will be as follows:

- A. Call Meeting to Order
- B. Election of Chairman of Meeting (if President absent)
- C. Certification of Proxies and Registration of Owners
- D. Certification of a Quorum (1/3 of eligible voting interests)
- E. Proof of Notice of Membership Meeting
- F. Unfinished Business - none
- G. New Business:
 - 1. Discussion and vote to approve a special assessment in the amount of \$714,000 (\$7,000 per Unit) due as determined by the Board of Directors
- H. Adjournment.

LIMITED PROXY

If you may not be able to attend the meeting **in person**, it is very important that all unit owners or the designated voter for your Unit complete, sign, and return the enclosed Limited Proxy so that your vote may be counted. After completing and signing your Limited Proxy, please hand-deliver, mail, or email it to:

Ballantrae Condominium Association, Inc.

c/o Mr. Mike Miller, Manager
Miller Management Services, Inc.
2848 Proctor Road, Sarasota, FL 34231
Millermgt@mindspring.com

Thank you for your interest and participation in the business of your Association.

BALLANTRAE CONDOMINIUM ASSOCIATION, INC.

By: _____
President (Corporate Seal)

BALLANTRAE CONDOMINIUM ASSOCIATION, INC.

Special Meeting Minutes

DATE: April 18, 2024 **TIME:** 6:00 PM **LOCATION:** Saint Andrews 6908 Beneva,
Rd, Sarasota, FL 34238

Quorum: Ben Elliott, Dennis Dryjanski, Kathleen Lyden, Drew Lowther, Ken Rowling

Certification of proxies and votes of owners completed by Mike Miller – Certified Manager

84 owners responded. 80 votes for assessment. 4 against.

Proof of notice 4/4/24 of membership meeting.

Motion to assess \$7000 for new roofs and allow for the option for Ballantrae to obtain a loan and assess the members with any fees related to the special assessment. Members were given an option to pay up front 7,000 by May 10, 2024, or have an interest applied as specified in the 4-18-2024 board meeting. Ben Made a motion to accept the results of the vote. Ken Rowland seconded the motion. Members present denoted “yay” votes. Motion passed.

Ben asked anyone that still has questions to reach out to the board directly.

Ben Elliott made a motion to adjourn. Drew Lowther seconded the motion. All members voted unanimously to adjourn the meeting. Meeting adjourned at 7:15 PM.