

Ballantrae Condominium Association, Inc.

Board of Directors Meeting Notice

DATE and TIME: May 29th, 2024, 6:00 PM

LOCATION: Gulf Gate Library Meeting Room A

Agenda

1. Call to Order, Confirmation of Notice, Roll, and Confirmation of a Quorum
2. Approval of Meeting Minutes
 - a. 3-26-24
 - b. 4-18-24 (Regular Board Meeting)
 - c. 4-18-24 (Special Membership Meeting)
3. Officer Reports
 - a. President
 - b. Vice President
 - c. Treasurer
 - d. Secretary
 - e. At Large
4. Committee Reports
 - a. Social
 - b. Rules and Regulations
 - c. Welcome Committee
 - d. Landscaping
 - e. Building
 - f. Newsletter
 - g. ARC
5. Old Business
6. New Business
7. Adjournment

Ballantrae Condominium Association, Inc.

Meeting Minutes

DATE and TIME: May 29th, 2024, 6:00 PM

LOCATION: Gulf Gate Library Meeting Room A

1. Call to Order, Confirmation of Notice, Roll, and Confirmation of a Quorum: At 6:00 PM Ben Elliott made a call to order. The confirmation of a notice was given 48 hours prior to the meeting as posted on the bulletin boards. The four board members present were: Ben Elliott, Drew Lowther, Dennis Dryjanski, and Ken Rowland. Kathleen Lyden Absent – Quorum of the board established.
2. Approval of Meeting Minutes
 - a. 3-26-24 – Ben Elliott made a motion to approve the meeting minutes of 3-26-2024. Dennis Dryjanski seconded the motion. Motion Carried 4-0.
 - b. 4-18-24 (Regular Board Meeting) - Ben Elliott made a motion to approve the meeting minutes of 4-18-2024. Dennis Dryjanski seconded the motion. Motion Carried 4-0.
 - c. 4-18-24 (Special Membership Meeting) – Membership meeting minutes will be brought to the agenda at the next membership meeting. Cannot approve during a typical board meeting.
3. Officer Reports
 - a. President – Ben announced Kathleen Lyden’s resignation and acceptance of her resignation as Secretary of Ballantrae and a board member effective immediately. He then went into discussion on how the next challenge on the horizon for Ballantrae will be the insurance negotiations once the roofing project comes to an end.
 - b. Vice President – No Report.
 - c. Treasurer – Report Attached.
 - d. Secretary – No Report.
 - e. At Large – No Report.
4. Committee Reports
 - a. Social – No 4th of July party due to the heat. Will have more updates at the next meeting.
 - b. Rules and Regulations – Garage Doors are being left open. There’s a specific unit that has several warnings of leaving the garage door open continuously. The Board is determining the proper course of action if this continues, which could involve a fine.
 - c. Welcome Committee – Two new members on Killarney, Michael and Fran Minter.
 - d. Landscaping – Report Attached.

- e. Building – The roofing project will be coming to an end. From there we will begin to negotiate insurance coverage. The driveways and sidewalks are on the Board’s radar. We have money in the reserves to continue working towards driveway and sidewalk renewal this year. Next, painting will commence on the buildings once the roofs are complete. Ben Also mentioned that a contract to fix some shadow boxes was being considered.
 - f. Newsletter – Report Attached.
 - g. ARC – No Report.
5. Old Business
6. New Business: A question was proposed on unit owners having gas grills outside once the roofs were completed. While there is not an insurance issue, there is a building code issue from the NFPA 70E that would not permit any grill within 10’ of the unit. This means that for the time being, Ballantrae will not allow gas grills for individual units.
7. Adjournment: Drew Lowther made a motion to adjourn. Ben Elliott seconded the motion. Motion carried 4-0.

Treasurer Report May 29, 2024

Firstly, thank you to all residents who paid the Special Assessment for the roofing project in full with the \$7000 payment. Also thanks to those who chose the loan option. The first installment is due June 15th. 79 unit owners chose to pay in full with 23 defaulting to the monthly payment option of \$139 per month. Your assessment payments will help reduce monthly assessment fees for years to come and protect our property by allowing us to get replacement value insurance coverage. We are in talks with our current agent to make sure we get the best rates and coverage possible as soon as all the roofs are completed.

The 7 roofs covered by our original contract are completed and paid from our reserve budget. These are buildings 9, 11, and 14 thru 18.

Work has been completed on roofs for buildings 19 and 20. All roofing payments for buildings 19 thru 27 (9 roofs) come from the special assessment fund.

We are being diligent in restricting spending on projects to stay within budget. Recently we contracted with Royal Roots to have our common areas, fronts and sides of the units mulched. This had not been done for a few years. Unfortunately, we were not able to get a bid within our budget which covered the backs of the units. While the mulching was being done, we noticed that there was some excess and decided to use that to cover the most visible areas as one comes in the front gate. That included the backs of buildings on Royal Birkdale and Gleneagles. We got that done in addition to what was contracted for. At this time we are looking for funds to complete the backs of the other units.

We are reviewing our other planned projects for 2024 and plan to accomplish them based on the funds we have budgeted for.

A review of our completed and planned projects and finances for 2024 shows that barring unforeseen circumstances we are in good shape to complete what we have planned within our budgetary constraints.

Ken Rowland, Treasurer, Ballantrae Condominium Association

Grounds Report May 29, 2024

My overall impression coming through the gate and surveying our grounds at Ballantrae is that we are looking good. No doubt that when there are 35 plus acres to maintain, there will always be areas that need attention. Please don't hesitate to contact us with comments and suggestions.

In the past two months, we have planted dozens of plants and shrubs, and three trees which replaced ones that were lost in storms. Unfortunately there is a limited budget for these things. We will try to accommodate requests going forward within the budget. Residents who may want to beautify areas around the property are encouraged to take on the expense of the plants if they want to do so. Remember that any changes to the common elements require an approved work order.

We are in the middle of the dry season. This year seems worse than average and our lawns are showing the effects of little to no rain. Thankfully our irrigation system has been helping out quite a bit. Thanks to Lane for constantly adjusting the sprinkler heads and repairing broken components. With 26 units and the large area of common elements, there are areas that either get missed by the spray or don't get enough water. Lane is working to get better coverage for those areas. A little rain would definitely help!

As we get closer to having all the roofs completed, we're planning to have our trees trimmed including palms. Also upcoming will be shrub and plant refreshment for units that have recently been painted and have not yet been refreshed.

Residents with questions or concerns, please feel free to contact me

Ken Rowland

Grounds Committee

Newsletter Board Meeting Report May 29, 2024

Sue Frazzini, Editor

The second quarter newsletter was published in April and contained the Birthday listings for the full year.

The third quarter newsletter publication is to be determined.

Input from the community on topics for the newsletter is always welcome.