

Ballantrae Condominium Association, Inc.

Board of Directors Meeting Notice

DATE and TIME: July 24th, 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. Nomination for Secretary of the Board of Directors: Gordy Shonka
3. Approval of Meeting Minutes
 - 5-29-2024
4. Officer Reports
 - President
 - Vice President
 - Treasurer
 - Secretary
 - At Large
5. Committee Reports
 - Social
 - Rules and Regulations
 - Welcome Committee
 - Landscaping
 - Building
 - Newsletter
 - ARC
6. Old Business
7. New Business
8. Adjournment

Ballantrae Condominium Association, Inc.

Board of Directors Meeting

Date and Time: July 24th, 2024, 6:00 PM – **Location:** Gulf Gate Library Meeting Room A

1. **Call to order** – Ben Elliott kicked off the meeting with a roll call, confirmation of quorum, and proof of notice. Board members present were: Ben Elliott, Drew Lowther, and Dennis Dryjanski
2. **Nomination for secretary of the Board** – Gordy Shonka. Ben Elliott called for a motion to nominate Gordon “Gordy” Shonka for Secretary of the Board. Drew Lowther seconded the motion, motion carried 3-0. The Board welcomed Gordy and highlighted his strong buildings knowledge and the contributions he has brought to Ballantrae.
3. **Approval of meeting minutes 5-29-2024.** Ben Elliott brought a motion forward to approve the meeting minutes from 5-29-2024. Dennis Dryjanski seconded the motion, motion passed 4-0.
4. **Officer Reports:**
 - a. President:
 - i. Ben notified the audience that we had completed the roofing project and were working on 1. Negotiating lower premium rates 2. Seeking credits for improved wind mitigation performance and 3. Removing the actual cash value endorsement on our policy for replacement cost.
 - ii. Ben reminded the audience that there was a completely voluntary Go Fund Me for Lane’s dedication of 25 years of service.
 - iii. Ben pointed out that the Comcast renewal was coming up with a deadline to renew as of 10/1/2024. He noted that people should expect more discussion on this in the next couple of board meetings
 - b. Vice President: No Report
 - c. Treasurer:
 - i. With the roofing project being substantially complete, we are arranging final payments to Longboat Key Roofing. Ballantrae is drawing on the Truist loan for the last 2 buildings.
 - d. Secretary: No Report
 - e. At Large: No Report
5. **Committee Reports:**
 - a. Social: No Report
 - b. Rules and Regulations: There has been a complaint about a gutter’s performance that is being resolved.

- c. Welcome: No report
 - d. Landscaping:
 - i. Dickie Furtado has stepped in on the Landscaping while Ken Rowland is out. Dickie brought up the grass height and is working with LMP to get the right height at the right time of the year.
 - ii. Second point was on the unit shrub trimming. This is supposed to be done every month – there was some discussion as to how often it was being done.
 - e. Building Report:
 - i. Ben and Gordy went over the plan to address the partially collapsed seawall on Royal Birkdale. There have been bids submitted for a nylon option, wood option, and other temporary solutions. These are being investigated and will be addressed at a later time when all bids are in and a plan is put in place.
 - ii. Painting: The painting is to begin on August 5th for the last units in the painting cycle.
 - f. Newsletter: No Report
 - g. ARC: No Report
6. **Old Business:** No old business
 7. **New Business:** Comcast to be brought up later
 8. **Adjournment:** Drew Lowther made the motion to adjourn the meeting at 6:45. Ben Elliott seconded the motion, motion passed 4-0. Meeting Adjourned