

Ballantrae Condominium Association
Board of Directors Meeting Notice

DATE AND TIME: September 16th, 2024 at 6:00 PM

LOCATION: Gulf Gate Library Meeting Room A

1. Call to Order, Confirmation of Notice, Roll, and Confirmation of a Quorum
2. Approval of Meeting Minutes
 - a. 7-24-2024
3. Officer Reports
 - a. President's
 - b. Vice President's
 - c. Treasurer's
 - d. Secretary's
 - e. At Large's
4. Committee Reports
 - a. Social
 - b. Rules and Regulations
 - c. Welcome Committee
 - d. Landscaping
 - i. Sub Committee – Ponds
 - e. Building
 - f. Newsletter
 - g. ARC
5. New Business
 - a. Comcast Renewal
 - b. Rules and Regulations Review (Proposed Updates)
 - c. Seawall Decision
 - d. Insurance Review
 - e. Roof Financing Exception Request
6. Adjournment

Ballantrae Condominium Association
Board of Directors Meeting Minutes

DATE AND TIME: September 16th, 2024 at 6:00 PM

LOCATION: Gulf Gate Library Meeting Room A

1. Call to Order, Confirmation of Notice, Roll, and Confirmation of a Quorum
 - a. Ben Elliott called the meeting to order at 6:00 PM.
 - b. Confirmation of notice was posted 9-13-2024 and distributed electronically
 - c. A quorum was established
2. Approval of Meeting Minutes
 - a. 7-24-2024
 - i. **Ben Elliott made a motion to waive the reading of the 7-24-2025 minutes and to approve the minutes. Dennis Dryjanski seconded the motion. Motion carried 4-0.**
3. Officer Reports
 - a. President's
 - i. Ben thanked everyone who contributed to Lane's fundraiser back in June. He mentioned that we exceeded the goal
 - ii. Ballantrae board of directors elections are coming up for at least two spots. Please reach out to Mike Miller / a current board member to get the next steps. The deadline will be in October to notify the intent to declare oneself a candidate for the 2025-2027 board of directors. A formal notice will be sent out beforehand
 - b. Vice President's
 - i. No Report
 - c. Treasurer's
 - i. Ken will be back 9-25. He is monitoring the cash flows and notes that we are in a strong financial position with healthy reserves and ample operating funds. The 2025 operating budget will be put together in October. The reserve study has been sent to Dreu Isaacs for review and opinion

- d. Secretary's
 - i. Wind mitigation reports were sent out incorrectly for buildings 9, 11, 14, and 16. These have been sent to Ballantrae's affected residents and Ballantrae's insurance provider. The wrong roof type was selected but has been fixed.
 - e. At Large's
 - i. No report
4. Committee Reports
- a. Social
 - i. There were no summer events. The next event is slated for October – more information to come.
 - b. Rules and Regulations
 - i. Drew reminded everyone to please keep their garage doors shut for safety and aesthetic reasons.
 - c. Welcome Committee
 - i. No report
 - d. Landscaping
 - i. Sub Committee – Ponds: Dickie Furtado has volunteered to head up a pond subcommittee. This committee will define what is Ballantrae's responsibility versus the county. From there the subcommittee will form opinions on how to best clean up the ponds and engender a healthy and sustainable pond ecosystem.
 - ii. At least one of the pumps seems to be going out. More research is needed to determine if a warranty applies to it. This is a concern to address quickly. Dickie handed off information to the board to help make their analysis and decision
 - e. Building
 - i. Mailbox signage – several mailboxes have had signage affected by the storms. This will be remedied, and the committee is looking for more permanent options to remedy this.
 - ii. Shadowboxes – Josh Jacobs will be conducting an estimate to repair shadowboxes in the units that have outdoor accessible showers.

iii. Driveways – An analysis has been conducted for driveways ranked 1-4, 4 being the worst. The committee is going to seek more driveway repairs this year

f. Newsletter – Sue Frazzini has resigned from the position of newsletter chair. Ben thanked her for her service and asked that anyone interested in filling that position to reach out to him or Sue directly.

g. ARC – No report

5. New Business

a. Comcast Renewal

i. Exhibit 5a. Ben mentioned that based on the community survey of renewing comcast versus opting out, the results came in overwhelmingly for comcast.

Ben made a motion to renew comcast as-is for 2 years. Drew Lowether seconded the motion. Motion passed unanimously 4-0.

b. Rules and Regulations Review (Proposed Updates)

i. Ben mentioned that two rules were being reviewed based on the request of the community. The first being pet policy. The current pet policy states that someone can have 1 25 pound or less dog or 2 cats. Ben has received a request that the rule gets opened to 2 dogs. At a future board meeting, this will be voted on with proper notice to the residents

ii. The second rule discussed was the gulf cart restriction. This rule will come up at the next meeting

c. Seawall Decision

i. Exhibit 5c. 5 options were considered to replace the seawall. They were:

1. Replace the seawall in its entirety with a nylon seawall
2. Replace the seawall in its entirety with a wooden seawall
3. Reinforce the existing seawall with an epoxy
4. Install riprap at the affected portion of the seawall
5. Allow the sod to hold the ground

ii. Ben went through exhibit 5c in detail showing pictures of all the options. **He made a motion to approve 5,400 for the work done to riprap the affected seawall and revisit the other permanent solutions at the membership**

meeting in December with a member vote. Dennis Dryjanski seconded the motion. Motion carried 4-0.

d. Insurance Review

- i. Exhibit 5d. Ben went through the insurance strategy with waiting until renewal. We have asked for credits and the removal of the actual cash value endorsement applied to the current policy.

e. Roof Financing Exception Request

- i. A unit owner requested a board of directors decision on his request for an exception to the roof financing policy – that is to not be subject to the full interest amount since he was late on the payment. **Ben made a motion to formally decline the request because ample time was given and the board made the policy as flexible as possible with multiple reminders sent out to residents via the mail and electronically. Dennis Dryjanski seconded the motion. Motion carried unanimously 4-0.**

6. Adjournment

- a. **Drew Lowther made a motion to adjourn the meeting. Ben Elliott seconded the motion. Motion carried unanimously 4-0.** Meeting adjourned at 7:32 PM.

Ben Elliott



Digitally signed by Ben Elliott
DN: C=US,
E=bdelliott14@gmail.com,
O=Ballantyne Condo
Association, CN=Ben Elliott
Date: 2024.09.17
12:26:09-04'00'

Ballantrae Condominiums - Quick Data Points:

Current Services

- Video Channel Line Up: Digital Starter
- Equipment: 1- HD Digital Converter Box, 2- HD Digital Adapters
- Expiration 10/01/2024
- \$41.21 current spend per month, per unit. \$42.85 effective 01/01/2025
- 4% Annual Increase cap
- 1- Common Area TV Outlet

Resident Upgrades

- Internet Speed Penetration: Connect: 36%, Connect More: 26%, Fast: 20%, Superfast: 6%, Gigabit: 7%, Gigabit Extra: 4%
- Home Phone: 22%
- Xfinity Mobile: 10%

These are what our residents have selected - not included in the bulk package



Ballantrae Condominiums Proposal – Option 1

****Q3 Bulk Promo Pricing, Contract will need to be signed by 09/01 and services deployed by 12/18****

Bulk Double Play

- Video Channel Line Up: Popular Package, with (3) X1 Voice Remote Boxes, which includes all our IP channels and Streaming apps. OVER 400+ CHANNELS.
- Data Speed: Fast – 500mbps – Gateway, xFi Advanced Security, and Unlimited Data Included. Speed Increases included over the life of the agreement.
- 20 hours Cloud DVR Services included
- **\$88.95** per unit
- **\$50** per unit compensation to Association (\$5,050)
- 4% Annual Increase cap on all rates
- 1- Complimentary Common Area TV Outlet
- 2- Complimentary Common Area WiFi Hotspots (new)
- 5-year net term
- 2- X1 Voice Remote Box Solution: **\$85.95**
- 1- X1 Voice Remote Box Solution: **\$82.95**



Ballantrae Condominiums Proposal – Option 2

****Q3 Bulk Promo Pricing, Contract will need to be signed by 09/01 and services deployed by 12/18****

Bulk TV Single Play

- Video Channel Line Up: Popular Package, with (3) X1 Voice Remote Boxes, which includes all our IP channels and Streaming apps. OVER 400+ CHANNELS.
- 20 hours Cloud DVR Services included
- **\$47.95** per unit
- **\$50** per unit compensation (\$5,050)
- 4% Annual Increase cap on all rates
- 1- Complimentary Common Area TV Outlet
- 2- Complimentary Common Area WiFi Hotspots (new)
- 5-year net term
- 2- X1 Voice Remote Box Solution: **\$44.95**
- 1- X1 Voice Remote Box Solution: **\$41.95**



Ballantrae Condominiums Proposal – Option 3

****Q3 Bulk Promo Pricing, Contract will need to be signed by 09/01 and services deployed by 12/18****

Bulk Internet Single Play

- Data Speed: Fast – 500/20 – Gateway, xFi Advanced Security, and Unlimited Data Included. Speed Increases included over the life of the agreement.
- **\$35.99** per unit
- **\$50** per unit compensation (\$5,050)
- 4% Annual Increase cap on all rates
- 1- Complimentary Common Area TV Outlet
- 2- Complimentary Common Area WiFi Hotspots (new)
- 5-year net term
- Residents may keep TV service on a retail basis, switch to the Xfinity Xumo streaming box, or find their own entertainment sources.



Ballantrae Condominiums Proposal:

Features Included with All Offers

- US based Bulk Call Center for the Residents
- Direct Line to our Xfinity Bulk Operational Support Team for the management staff and Board
- Unlimited Streaming on TV's/Dongles (Roku/Firestick)
- Comcast just partnered with Netflix and Apple TV +. We now have a bundle package that your residents would be eligible for which includes Netflix, Apple TV+ and Peacock Premium for only \$15 a month.



Seawall Options
Ballantrae Condo Association

1. New Nylon Seawall:
 - a. Approximately \$200,000
 - b. Excludes the cost of engineering, landscaping, and permitting
2. New Wood Seawall
 - a. Approximately \$170,000
 - b. Excludes the cost of engineering, and permitting
3. Existing Seawall Restructuring
 - a. Approximately \$17,300
 - b. Excludes landscaping repair
 - c. Attempts to reinforce the existing wall
4. Riprap the wall
 - a. Approximately \$5,400
5. Allow Landscaping / Grass to Hold the wall

JUNE 2024



September 2024









Ballantrae Condo Association

Insurance Review

Notes from 8/21 Meeting with Atlas Insurance

1. Midterm offers - These were sent out and the less competitive vendors replied with an 85 cents effective price per property value ($.0085 \times 29,900,000 = 254k$). We are currently at 98 cents per value assessment = ($.0098 \times 29,900,000 = 293k$).

Tommy explained that the market is softening, and we could expect to see rates drop to as much as 65 cents per 10 million value ($.0065 \times 29,900,000 = 194k$). He explained that the larger, more competitive, insurers would not even entertain an offer midterm because they'd be losing business and re quoting all the time.

If we truly can drop to 194-200k for insurance, our neighborhood would be greatly relieved in cost (1/3 of insurance). As you can see here - it may make more sense to wait until renewal to reap the most gains for our neighborhood.

2. Replacement Value versus Actual Cash Value - Tommy and his team have asked Heritage to remove the ACV endorsement from our policy. We are still waiting to hear back from them.

3. Wind Mitigation Credits - Same as above (number 4).

4. Maintenance Building - This building is showing on our insurance schedule, but the roof was replaced in 2012. We discussed removing and self-insuring so that this shed doesn't impact our insurance quotes in 2025.

2848 Proctor Road
Sarasota, FL 34238



Phone: 941-923-5811
Fax: 941-923-5036

Ballantrae Condominium Association, Inc.

April 19, 2024

TO: All Ballantrae Owners

RE: Special Assessment – Roofing

A roofing special assessment was approved by the Board of Directors on April 18, 2024. There are two options to pay the assessment, see Section #3 of the enclosed resolution.

Please select the option you are choosing and return with your payment:

Option 1 - \$7,000.00 Special Assessment paid in full. Due May 1, 2024 and must be paid by May 10, 2024.

Option 2 – Pay the Assessment in 60 monthly installments of \$139.00. First installment due by June 1, 2024 and must be paid by June 10, 2024.

Be reminded that if no payment in full, \$7,000.00, is received by May 10, 2024, the owner shall automatically default to paying the Special Assessment in 60 installments of \$139.00.

RECEIVED a Check on July 15th.