

December 4, 2024

6:00 PM

St. Andrews United Church of Christ

6908 Beneva Road, Sarasota, FL 34231

ANNUAL MEMBERS MEETING MINTUTES

1. Election Announcement – No candidates ran for election in the 2025-2027 election.
2. Certifying proxies and establishing a quorum – Proxies were certified. Ben Elliott was selected as chairman of the Annual Meeting - 53 members and proxies were recorded. Quorum established.
3. Proof of notice of meeting or waiver of notice – Sent out via US mail more than two weeks before the 12-4 meeting. The meeting notice was also posted on or before 11-20-24.
4. Reading and disposal of meeting minutes from 4-18-2024. Ben Elliott made a motion to waive the reading of the 4-18-2024 member's meeting minutes and to approve the minutes as uploaded. Dennis Dryjanski seconded the motion. Motion carried unanimously.
5. Reports of officers and/or committees – attached.
6. New business
 - a. 2025 Proposed budget presentation. Ken Rowland presented the budget to membership, highlighting where changes were made to reflect the needs and wants of the community. Quarterly Dues were set at \$1812 (\$604 monthly). Ken Rowland made a motion to pass the budget as presented. Ben Elliott seconded the motion. Motion carried.
 - b. Special Assessment Discussion to cover expenditures due to Hurricane Milton. Storm related expenses totaled \$73,440. Ken Rowland made a motion to special assess a one-time payment made payable to Ballantrae Condominium Inc. by 1-31-2025. Ben Elliott seconded the motion. The special assessment passed.
7. Membership Voting Issues
 - a. Use of Reserve Funds for Insurance Premium Vote
 - i. Passed 50-2
 - b. Use of Reserve Funds for Disaster Relief Vote
 - i. Passed 52-0
 - c. Reserve Fund Requirement Vote
 - i. Passed 49-3
8. Adjournment – Drew Lowther made a motion to Adjourn the meeting. David Dickie seconded the motion. Meeting adjourned at 6:50.

BOARD OF DIRECTORS MEETING AGENDA

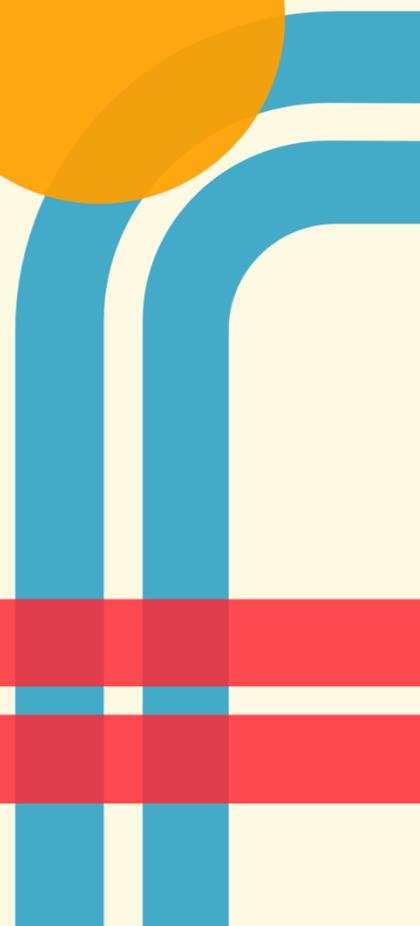
1. Call to Order. Ben Elliott called the meeting to order at 6:50 PM. Ben Elliott, Drew Lowther, and Gordy Shonka were present. Quorum established.

2. Election of Officers / Appointment of officers (unfilled seats) – Ben Elliott made a motion to Nominate both Ken Rowland and Dennis Dryjanski to the board. Drew Lowther Seconded the motion. Motion carried 3-0. Election of officers were as followed:
 - a. Ben Elliott – President
 - b. Dennis Dryjanski – Vice President
 - c. Ken Rowland – Treasurer
 - d. Drew Lowther – Secretary
 - e. Gordy Shonka – At Large
3. Reading and disposal of unapproved minutes – Ben Elliott made a motion to approve the 11-13-2024 meeting minutes. Dennis Dryjanski seconded the motion. Motion carried 3-0.
4. Financial Matters
 - a. Approve 2025 Budget and set Quarterly Fee
 - i. Ken Rowland made a motion to set the budget as presented in the membership meeting. Ben Elliott seconded the motion. Motin carried 3-0. The monthly fee will be set at \$604 per month or \$1812 quarterly.
 - b. Special Assessment Approval and terms of Milton Special Assessment – Ken Rowland made a motion to special assess ownership at \$720 per unit made payable by 1-31-2025 to Ballantrae Condo Association, INC. Ben Elliott seconded the motion. Motion carried unanimously 3-0.
 - c. Vote on use of the 2024 surplus. Ben Elliott made a motion to roll the surplus into the 2025 operating and or reserve accounts. Ken Rowland seconded the motion. Motion carried unanimously 3-0.
 - d. Insurance Deductible – Vote – 5 percent windstorm, \$5,000 AOP. Ben Elliott made a motion to approve the insurance deductible as stated. Ken Rowland seconded the motion. Motion carried unanimously 3-0.
5. Pet Policy – 2 dogs – Agenda item tabled.
6. Gulf Cart Rule Change – Agenda item tabled.
7. Other board business
8. Adjournment – Ben Elliott made a motion to adjourn the meeting at 7:51. Dennis Dryjanski seconded the motion. Motion carried 3-0. Meeting adjourned.



2024 Ballantrae Condominium

Member Meeting



Reports

2024 Recap

3

4

Primary goals 2025

Budget Presentation

5



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2024 Recap

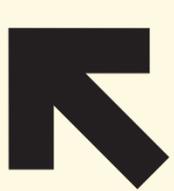
- **9 BOD Meetings in 2024 and 2 Member Meetings**
- **16 Roofs were replaced**
- **10 driveways (5 are in construction) + cracked sidewalks**
- **Painted 4 buildings**
- **LED Street Lights were installed – reducing energy costs**
- **Replaced and aesthetically improved the mailbox stations**
- **Mulched the property**
- **Weathered three named storms and quickly restored Ballantrae to near its pre-storm condition**
- **Improved the yields on the Reserve Account Funds**
- **Rebuilt a cost effective and visually pleasing seawall**
- **West Pond's pump was replaced**
- **Entry gate's motor was replaced (another one coming in)**



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2025 Primary Objectives

- **Beautification initiatives that include, but are not limited to:**
 - **Pond revitalization and maintenance**
 - **Extra tree trimming and landscape allowances**
 - **Allowances for front entry revitalization**
 - **Encourage more volunteerism in the Grounds Committee**
 - **Irrigation task force to determine how to fix / remedy the irrigation for the long term**
 - **Construct a visually appealing pump station shadowbox on Gleneagle**
- **Strengthen financials through diligent oversight of bids, strong negotiating of contracts, seeking higher yield accounts, and diligent reserve study research and observations.**
- **Increase volunteering and community involvement at every level to ensure Ballantrae stays beautiful, community oriented, and continues to rise in value**



Up Next:

2025 Budget Presentation

