

Ballantrae Condominium Association
Board of Directors Meeting Notice

DATE AND TIME: January 15th, 2025 at 6:00 PM

LOCATION: Gulf Gate Library: Meeting Room B - 7112 Curtiss Ave, Sarasota, FL 34231

1. Call to Order, Confirmation of Notice, Roll, and Confirmation of a Quorum
2. Approval of Meeting Minutes
 - a. 12-4-2024
3. Officer Reports
4. Committee Reports
 - a. Social
 - b. Rules and Regulations
 - c. Welcome Committee
 - d. Grounds
 - e. Building
 - i. Entry gate update
 - ii. Pump enclosure update
 - f. Newsletter
 - i. Vacant position
 - g. ARC
5. Old Business
 - a. Chimney Caps
6. New Business
 - a. Chinch Bug Treatment
7. Adjournment

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1. Call to Order, Confirmation of Notice, Roll, and Confirmation of a Quorum – Meeting called to order at 6:00 PM. Quorum established with Ben Elliott, Ken Rowland, Dennis Dryjanski, Drew Lowether, and Gordy Shonka. Proof of notice provided.
2. Approval of Meeting Minutes
 - a. 12-4-2024 – Motion to waive the reading of the minutes and to approve the minutes as posted was presented. Motion seconded. Motion passed 5-0.
3. Officer Reports
 - a. President’s Report – Ben Discussed the preliminary insurance numbers, which were substantially lower than last year, and we have managed to get better coverage. Ben expects the premium to be less than 240,000 (down from approximately 313,000 last year).
 - b. Treasurer’s Report – Attached.
4. Committee Reports
 - a. Social – Margaret brought up the Valentine’s Day event scheduled for February 14th at 4:00 PM. In addition, she presented the idea of a pavilion to the board and to membership. More details to follow.
 - b. Rules and Regulations – A racoon complaint was reported. Please do not feed the wildlife.
 - c. Welcome Committee – No report.
 - d. Grounds – Landscaping team is looking into tree trimming. Expected to begin in the next month or two. Sod replacements are also coming in. In addition, an irrigation shut-off valve is being installed to circumvent leaks. Furthermore, the landscape refresh is being scheduled, there will be a meeting with the subcommittee on this. Pesticide was done last week.
 - e. Building
 - i Entry gate update – Entry gate has been fixed.
 - ii Pump enclosure update – The pump enclosure on Gleneagles is scheduled to be rebuilt on 1/24/25.
 - iii We are looking into cameras for the front entrance / guardhouse area.

- f. Newsletter
 - i. Vacant position – Please reach out to Ben if interested.
 - g. ARC – Two were approved.
- 5. Old Business
 - a. Chimney Caps – Motion to allow a pooled reimbursement up to 5,000 to be split between all individuals who provide a receipt for damages occurring before 2025 and to have the proper information submitted to Miller Management by 6/1/2025. Motion seconded and passed 5-0.
- 6. New Business
 - a. Chinch Bug Treatment – Motion to rebid and pre-approval given after three bids were met to approve the quote and work to be done. Motion seconded and passed 5-0.
- 7. Adjournment – Motion to adjourn at 7:15 was presented, seconded, and approved unanimously 5-0. Meeting adjourned.

Ground's Report

Tree trimming

Awaiting estimate from LMP for tall palms and other trees as well as stump removal. Will also include turf replacement for two badly damaged areas.

Irrigation repair

LMP will install shutoff valve to stop leaks downstream on Royal Birkdale.

Arena insecticide

Received an estimate to treat all lawn areas to kill chinch bugs and other destructive insects. Will check for lower cost options.

Tree replacement

Will survey grounds and determine what needs replacing based on owner preference.

Shrub and plant refresh

Meeting with Linn Dunn and Fran Clymore to develop a plan for refreshing around buildings that have recently been painted.

Weeds treated today

Another treatment on Thursday along with lawn fertilizer.

Pesticide was applied Tuesday

Flags planted to protect pets.

Elligraw cleanup

County treated Elligraw and cleaned up some trouble spots under Beneva bridge

Treasurer's Report

CPA audit is December financial report

Will have final end of year financial report. It appears positive when factoring in assessment payments. Should be able to pay insurance from reserves as was approved and avoid interest payments.

Insurance quotes 238K with 5% hurricane Approximately 10K more for 3%

Budgeted for 260K + 10K interest

Will have a surplus nearing 35K, will know more depending on details of the contract.