

Ballantrae Condominium Association  
Board of Directors Meeting Notice

DATE AND TIME: February 12th, 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. 1/15/2025
3. Officer Reports
4. Committee Reports
  - a. Social
  - b. Rules and Regulations
  - c. Welcome Committee
  - d. Grounds
  - e. Building
  - f. Newsletter
  - g. ARC
5. Old Business
6. New Business
  - a. Member-proposed pavilion presentation to the BOD
7. Adjournment

## Ballantrae BOD Meeting Minutes 2-12-2025

Meeting was called to order at 6:02 PM by President Ben Elliott.

All five board members are present: Ben Elliott, Ken Rowland, Gordy Shonda, Dennis Dryjanski, Drew Lowther

Ben announced our insurance. The premium for 2025 came to \$237,859. This is a reduction versus last year's premium of \$313,000. We also received a more favorable deductible of 3% versus last year's 5%.

And Ben talked about delinquent dues. In 2024 Ballantrae had eight delinquent accounts, versus 2023 there were 11 delinquent accounts. So it doesn't seem there is a rising problem in this area.

Treasurers report, Ken Rowland

We borrowed \$160,000 from reserves to pay our insurance premium. We still have \$373,822 left in reserves. We also have \$48,051 in our operating budget. The reserves are currently being replenished at \$14,000 per month From dues payments.

Social report, Margaret Boyd

This Friday, February 14 at 4 PM there is a Valentine's Day party at the Shell path. There will be games and prizes, and Margaret invites everyone to attend, it will be a fun time. There is also a Saint Patrick's Day party scheduled for Saturday, March 15. She plans to have a silent auction for this party and is requesting donations and contributions.

Grounds report Ken Rowland

Tree trimming begins tomorrow, February 13. Residents are encouraged to be careful when coming and going because work crews will be everywhere. The company has requested that we shut down the irrigation two days before they come, which we have done. Also, with the tree trimming there will be some sod replacement on Royal Berkdale, and there should be sod leftover, which will be used on Muirfield Drive.

We have signed a mulching contract where mulch will be replenished and added at the rear of units and in common areas.

Antifungal treatment has been applied to the grass in Ballantrae. Also, the Arens chinch bug treatment is scheduled for the near future. Ken wants to thank the community for requesting us to get bids because through that process we have saved \$2500 on this service. The total cost will now be \$7500 where it was originally over \$10,000

There is money in the budget for tree replacement, and this is something we will be looking at over the next few months.

It's been acknowledged that we have an irrigation system that needs repair. Ken has spoken to a couple of bidders who suggested we should not replace the entire system, only the zones which we are accepting bids, but it appears it will be about \$75,000 (if it is determined to be necessary.)

There is Exterior painting in the budget for buildings 23 - 27, Along with the repainting plants are being evaluated for possible updates and replacement. We will concentrate on using plants that are drought And Florida weather friendly.

#### Buildings—Gordy Shonka

We have contracted Adam's painting to repaint the front gate. It's a two-day job, the first day would be pressure washing and the second day painting. It will be painted a high gloss, black color, and part of this will include replacing the reflectors on the gate.

We are entertaining bids over the next three months to pressure wash driveways and sidewalks

We are also still looking into installing cameras to film cars going in and out of our front gate.

Everyone should have received notice of the offer for dryer vent cleaning. This will cost about \$60 per unit, which is a savings from what this service normally costs. If you haven't already, let Gordy know please get in touch with him if you are interested in having this done.

The deadline is June 1. If you paid money to have your Chimney Cap done there is money in the budget to reimburse at least some of this money If qualifications are met, please submit your receipt before June 1.

We are still looking for a volunteer to be the reporter since our previous reporter stepped down and no one has volunteered to take on this job.

#### New Business-

A group of residents has proposed building a pavilion near the Shell path. Plans were shown on the overhead projector for a pavilion, which would be approximately 42'x34' size.

A survey will be mailed out to homeowners in the coming weeks to gauge interest in this project. The proponents are hoping to raise money for this to limit or possibly eliminate the need for an assessment.

Homeowners Are encouraged to give feedback, or possibly alternative ideas for discussion.

Our Comcast contract Providing basic cable to all Ballantrae residence as part of your HOA fees was recently renewed for two years.

Meeting adjourned