

Ballantrae Condominium Association  
Board of Directors Meeting Notice

DATE AND TIME: March 12<sup>th</sup>, 2025 at 6:00 PM

LOCATION: Gulf Gate Library Meeting Room A - 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. 2-12-2025
3. Officer Reports
  - a. President
  - b. Treasurer
4. Committee Reports
  - a. Social
  - b. Rules and Regulations
  - c. Welcome Committee
  - d. Grounds
    - i. Landscape Refreshment Subcommittee
  - e. Building
    - i. Roadway Subcommittee Formation
  - f. Newsletter
  - g. ARC
5. Old Business
6. New Business
7. Adjournment

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Board of Directors Meeting Minutes

DATE AND TIME: March 12<sup>th</sup>, 2025 at 6:00 PM

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

**1. Call to Order, Confirmation of Notice, Roll Call, and Quorum**

The meeting was called to order at 6:00 PM. Proof of notice was provided. Roll call confirmed the presence of the following board members, establishing a quorum: Ben Elliott, Gordy Shonka, Ken Rowland

**2. Approval of Meeting Minutes**

a. February 12, 2025 – Motion to approve the minutes as posted was made by Ken Rowland and seconded by Gordy Shonka. Motion carried 3–0.

**3. Officer Reports**

- a. President’s Report – Ben Elliott reported that the association wrapped up a successful Q1 and is entering Q2 with a focus on landscaping and overall beautification of the property. Two important community surveys will be distributed regarding the pavilion proposal and a review of the pet policy.
- b. Treasurer’s Report – Ken Rowland shared that the association is in a strong financial position and may have surplus funds to explore. Ken also announced that he will be stepping down as Treasurer due to the pending sale of his home. The Board congratulated Ken and thanked him for his contributions as Treasurer and Grounds Chair.

**4. Committee Reports**

- a. Social Committee – A St. Patrick’s Day party will be held at the Shell Path area on March 15th. RSVP to Mary Walrath.
- b. Rules and Regulations Committee – No report.
- c. Welcome Committee – No report.
- d. Grounds Committee – Landscape Refresh Subcommittee: Lin, Ann, and Fran have volunteered to assist with the landscape refresh initiative. Buildings 23–27 will be addressed next. While no set timeline is in place, a process for replacement has been established. Questions may be directed to the subcommittee. Other Updates: Mulching was completed behind the units and in select common areas to wrap up 2024’s work. Chinch bug treatment and palm trimming are scheduled in the coming weeks.

e. Building Committee – The front gate is scheduled to be painted next week. Dryer vent cleaning will be offered by Paradise Cleaners for \$60 per unit. Interested residents should contact Gordy Shonka directly. *Note: This is not an HOA-sponsored service.*

i. Roadway Subcommittee Formation – Ben Elliott announced the formation of a subcommittee to manage planning, bidding, and execution of the 2026 roadway project. Interested parties should reach out to Ben to participate.

f. Newsletter Committee – No report. Position remains vacant.

g. ARC (Architectural Review Committee) – Window replacements approved. Skylight replacement approved.

## **5. Old Business**

No old business was discussed.

## **6. New Business**

No new business was brought forward.

## **7. Adjournment**

Ken Rowland made a motion to adjourn the meeting at 7:10 PM. Motion was seconded by Gordy Shonka. Motion carried 3–0. Meeting adjourned.