

Ballantrae Condominium Association
Board of Directors Meeting Notice

DATE AND TIME: May 14th, 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. 4-16-2025
3. Officer Reports
4. Committee Reports
 - a. Social
 - b. Rules and Regulations
 - c. Welcome Committee
 - d. Grounds
 - Landscape Refreshment Subcommittee
 - Capital Landscape Projects Subcommittee
 - Ponds
 - e. Building
 - Roadway Subcommittee
 - f. Newsletter
 - g. ARC
5. Old Business
 - a. Pet Policy Update – Two Dogs at a Maximum Weight of 35 Pounds Each
6. New Business
7. Adjournment

May 2025 - BOD Rule Change

12. Approved Pets: (Caution is needed because small pets can become food for alligators) Service Animal Policy is available at our Property Management Office.

(a) ~~Two small dogs at or under 35 pounds each.~~ mature weight, or two indoor cats may be housed within unit.

(b) Pets are not permitted off the leash in common element areas unless hand carried.

(c) Residents are responsible to see that their pets do not enter into the inner gardens of center units nor damage or urinate on any flower or shrub.

(d) When walking pets or approved animals, always carry a feces bags to promptly remove feces in the common element areas. Pet or Approved Animal feces should always be disposed of in your garbage can.

(e) The Board has the right, in their sole judgment, to require the owner to remove any pet found to be vicious, a nuisance, or otherwise have objectionable behavior such as constant barking that disturbs neighbors.

(f) Cats must be litter trained and kept indoors.

(g) Pets or Approved Animals shall not be left unattended on the common element areas.

Ballantrae Condominium Association

Meeting Minutes

Date and Time: May 14th, 2025 at 6:00 PM

Location: Gulf Gate Library Meeting Room A – 7112 Curtiss Ave, Sarasota, FL 34238

1. Call to order, confirmation of notice, roll, and confirmation of quorum: Meeting called to order at 6:00 PM. Confirmation of notice was given. A confirmation of quorum was present with 3 members. Ben Elliott, Dennis Dryjanski, and Gordy Shonka.
2. Approval of meeting Minutes
 - a. 4-16-2025: Motion to approve the meeting minutes was passed 3-0.
3. Officer Reports:
 - a. President – Ben reported that many landscaping projects are going on in the neighborhood with the promise to add beautification to Ballantrae. He also mentioned that we are looking into scheduling more driveways, and repave the roadways at the end of the year / start of the coming year.
4. Committee Reports
 - a. Social – No Report
 - b. Rules and Regulations – Please stop feeding the wildlife. There have been continuous spotting of people feeding wildlife and fines may begin being imposed to enforce the city ordinance and the community rule.
 - c. Welcome Committee – No report
 - d. Grounds
 - i. Landscape Refresh Subcommittee – Buildings 23-27 are underway and will be completed by the first week of June.
 - ii. Capital Landscape Projects Subcommittee – The landscape committee is handling on-going projects including dead tree removal near Ballantrae Drive on the waterways, Ballantrae Way improvements, Ballantrae Drive Improvements, and other various projects. Work-orders and site-wide refresh are also being addressed.

- iii. Ponds – Looking into adding aeration at the pond off Muirfield, Gleneagles, and Carnoustie. This could be a fountain, or other aeration methods.
 - e. Buildings
 - i. Roadway Subcommittee – Please reach out to help assist the board and the neighborhood in reviewing the quotes and delivering the best possible product to the residents.
 - ii. The Pump Station at Killarney was redone and stained
 - iii. More driveways are being completed this year with some on Muirfield and others on Carnoustie
 - f. Newsletter – No update
 - g. ARC – No update
- 5. Old Business
 - a. Pet Policy Update – Two Dogs at a Maximum Weight of 35 pounds each. Motion to approve the revised pet policy to allow for 2 total dogs at a maximum weight of 35 pounds each. Motion to approve passed unanimously 3-0.
- 6. New Business – No new business
- 7. Adjournment – Motion to adjourn at 6:45 PM. Motion approved 3-0. Meeting adjourned.