

Ballantrae Condominium Association  
Board of Directors Meeting Notice

DATE AND TIME: August 20<sup>th</sup>, 2025 at 6:00 PM

LOCATION: St. Andrew United Church of Christ 6908 Beneva Road, Sarasota, FL 34238

1. Call to Order, Confirmation of Notice, Roll, and Confirmation of a Quorum
2. Approval of Meeting Minutes
  - a. 5-14-2025
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. Street Resurfacing Bid and Award
  - b. Ballantrae Renter's Policy Rule Review
7. Adjournment

Ballantrae Condominium Association

Board of Directors Meeting Minutes

TIME AND DATE: 8/20/2025 St. Andrew United Church of Christ 6908 Beneva Road, Sarasota, FL 34238  
at 6:00 PM

Board members present: Ben Elliott, Dennis Dryjanski, Gordy Shonka, Drew Lowther  
Also, Mike Miller, and 20-25 Homeowners

Meeting was called to order at 6:00 PM

Motion to approve the 5-14-2025 minutes without reading. Minutes approved from the previous meeting 5-14-2025: motion carried unanimously.

Ben Elliott opened the meeting with comments about landscaping. We continue working on the front, but that project will be put on hold until the repaving is done in November. Recently there was a refresh done on the shell path, which looks good.

Driveways are being repaved on Muirfield and Carnoustie, with eight driveways planned in the next couple of months

There was an ARC form submitted for a unit to replace their screens which was approved.

New business: Three bids have been submitted from contractors for the repaving project for all the streets in Ballantrae. A thorough evaluation was done, and the low bid happens to be the same company which recently did country club of Sarasota and got high reviews, so the vote was taken and unanimously approved to give the contract to Superior. Work is expected to begin in November and should take around three weeks to complete.

Buildings and grounds Report: Gordy mentioned that we have had coyotes in the neighborhood and they chase rabbits into the downspout of gutters from the units, then they can rip the downspout off trying to get the rabbit. Solution for this is to purchase a grill cover for your downspout, which would prevent the rabbits from running into it. These are available at Home Depot or Ace Hardware – these are not supplied or guaranteed from Ballantrae. Lane should not be the installer.

There was a discussion about rental restrictions in Ballantrae. Current policy is a homeowner must own a unit for two years before it can be rented out and the minimum lease is six months. Several realtors in attendance stated this makes Ballantrae not marketable compared to other communities. There's a possibility of reducing the time required to own before a unit can be rented: Also, the possibility of having a maximum percentage of rented units in the community something like 10%? No decision was made on this – more to come at the annual member meeting.

A discussion about pavers used in driveways. Would it be OK to have unit owners pay for their own paver driveway? This is something worth looking into as it might increase valuations.

Was a discussion about Gas grills in Ballantrae. What exactly is the rule of a Propane tank as a

fire hazard? Mike Miller stated that the tanks must be a minimum of 10 feet away from a structure with more than two units per fire code. More information is being sought for the application of that fire code and how it applies to the units in Ballantrae.

Motion to adjourn the meeting was approved unanimously at 7PM. Meeting concluded.