

Ballantrae Condominium Association
Board of Directors Meeting Notice

DATE AND TIME: September 17th, 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. 8-20-2025
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
7. Adjournment

Ballantrae Condo Association
Board of Director's Meeting Minutes

DATE: Wednesday, September 17, 2025 at 6:00

LOCATION: Gulfgate Library Meeting Room A: 7112 Curtiss Ave, Sarasota, FL 34231

Call to Order: Meeting was called order at 6:01 PM

Board members Present: Ben Elliott, Dennis Dryjanski, Gordy Shonda, Andrew Lowther

President's Report: Ben opened by reviewing procedure for posting notice of board meetings. There will be no votes tonight other than the previous meeting minutes.

Ben Elliott made a motion to approve and waive the reading of the meeting minutes from 8-20-2025. Dennis Dryjanski seconded the motion. Motion carried unanimously 4-0.

Roads will be resurfaced in November – More details to come, but our reserves are in good shape to cover the expenditure.

Ben reminded the community that board of directors' elections are coming up soon and there are 3 spots up for election: Ben Elliott, Andrew Lowther, and Gordy Shonka. Please reach out with any questions or interest to run for the board of directors – help is needed to ensure the community continues running great.

Rules and regulations: There was a discussion about how to swap the large trash containers given by the new company for smaller ones. Drew was going to research how this could be done.

Welcome committee: There are no new residents.

Grounds Report: Fran Clymore gave the grounds report: We are updating shrubbery and several units. 6-8 have been completed, but several more big projects, such as stump removal and tree replacement are still to be done. She reminded us of the process of submitting work orders.

The front entrance and exit have been redone with mulch and new trees. The team is working on a neighborhood wide refresh as well as ripping out old shrubs. She also mentioned there have been complaints about the landscapers, running mowers over the end of the downspouts, which has been addressed with the landscape contractor.

The landscaping committee has gone to great lengths to reduce costs through smart contracts, bundling, and strategic labor contracts. Reasonably priced labor is the main constraint, but the team is working through these for a great final product.

The county has put up a rope barricade separating boundary property from preserve/county property to define the property lines.

Buildings; Gordy reports there are six new driveways, four of which are complete on Muirfield two more will be completed in on Carnoustie in October. Then there will be eight more to follow. Power washing of sidewalks will be looked into after the Road replacement project is completed in November.

The newsletter position is still vacant

No, **ARC** forms were submitted this month

New directories are available on the website thank you to Ben Elliott

No old business, no new business

Jim Boyd inquired about whether we have investigated hiring a new management company and if we had completed our community partners training.

Motion by Drew Lowther to adjourn the meeting. Dennis Dryjanski Seconded the motion. Motion passed unanimously 4-0. Meeting adjourned 6:50.

Submitted by Drew Lowther