

Ballantrae Condominium
Association Board of Directors
Meeting Notice

DATE AND TIME: October 15th, 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. 9-17-2025
3. Officer Reports
 - a. President's Report
 - i Ballantrae's End of Year Operations and Financial Outlook
 - 1 Remaining Projects and Aspirational Projects
 - 2 2025 – 2026 Budget Updates
 - b. Secretary's Report
 - i 2026 Ballantrae BOD Elections – Notice Due by **10/23/25**
4. Committee Reports
 - a. Social
 - i Upcoming Events
 - b. Rules and Regulations
 - c. Grounds
 - 1 Ballantrae General Refresh Timeline
 - 2 Work-Orders
 - 3 Capital Improvements Update – Front Entrance
 - d. Buildings
 - i Road Milling and Resurfacing Schedule
 - ii Driveway and Sidewalks Project Update
 - e. Newsletter
 - i VACANT
 - f. ARC
5. Old Business
 - a. No scheduled Old Business to Discuss
6. New Business
 - a. No scheduled New Business to Discuss
7. Adjournment

Ballantrae Condominium Association Meeting Minutes

October 15, 2025. 6 PM Gulfgate library

Board members present: Ben Elliott, Dennis Dryjanski, Gordy Shonda, Drew Lowther

Also, Mike Miller and about 10 homeowners

6:00 PM called to order

Opening comments by Ben:

Lane is on Medical Leave. Expected Return, TBD.

- The landscaper fresh is in progress, Ballantrae place is done
- Driveway project is ongoing
- Our website will be modernized to be compliant.
- Improvements/Beautification. We will get together in December,
- December budget is \$89,000
- We have \$541,000 in reserves, \$825,000 in total assets \$11,000 is total past due condo fees.
- We need volunteers to serve on the board of directors, the deadline is October 23. There will be three open spots..

Rules and regulations: A couple of kids were spotted fishing in the lakes. They were reminded that only residence in their guests can do this.

Grounds

- Our landscaping contract is up in July. We continue to document deficiencies with our landscaping company and will reevaluate as we get closer to that point.
- Stumps and multiple hedges have been removed, we are constantly refreshing the landscaping. This is difficult because labor is difficult to find at a reasonable price.
- The front entrance is nearly complete
- Ponds are showing signs of life. There has been low algae this year.

Buildings

- The last of eight driveways began today on Carnoustie
- The sidewalks we are negotiating with Cash Who does this work for us, If we do more, we might save money.
- Milling an asphalt repaving of the street begins the first week in November. There will be one day for everyone where you won't have access to your driveway. The project should take about a week.

Someone mentioned that the air-conditioning compressors outside the buildings it seems more desirable to have the air blow straight up as opposed to sideways towards planters as they might be damaged.

Newsletter, editor spot is still vacant looking for someone to take that over
No, ARC requests this month

Old Business

Annie said if there is a problem with the shadowboxes use work orders.

New business

The subject of pavers came up again, Pat says they are more expensive and more labor intensive, which is why we probably should avoid this.

- After the streets are repaved, We will be looking at power washing the sidewalks.

Next meeting November 19 at 4 PM

Respectfully submitted

Drew Lowther