

Ballantrae Condominium Association
Board of Directors Meeting Notice

DATE AND TIME: November 19th, 2025 at **4:00 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. 10-15-2025
3. Officer Reports
 - a. President's Report:
 - i Lane's Return
 - ii Remainder of 2025 Timeline
 - iii Member Meeting Attendance for 12-3-2025
 - iv 2026 budget overview
4. Committee Reports
 - a. Social
 - i Upcoming events
 - b. Rules and Regulations
 - i Garage Door – Keep Garage Doors Shut
 - c. Welcome Committee
 - d. Grounds
 - i Landscaping Enhancements Operations to Continue Week of 11/17/2025
 - 1 Entryway
 - 2 Site-Wide Refresh
 - ii Work-Order Statuses
 - e. Building
 - i Road Resurfacing Project Results
 - ii Power-washing
 - f. Newsletter
 - g. ARC
5. Old Business
 - a. No scheduled old business to discuss
6. New Business
 - a. No Scheduled New Business to Discuss
7. Adjournment

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1. Call to Order, Confirmation of Notice, Roll, and Confirmation of a Quorum. Meeting called to order at 4:00. Notice of posting provided. Quorum established with 3 board members present. Ben Elliott, Dennis Dryjanski, Gordy Shonka.
2. Approval of Meeting Minutes
 - a. 10-15-2025 – Ben Elliott made a motion to approve the minutes as posted. Dennis Dryjanski Seconded the motion. Motion passed unanimously 3-0.
3. Officer Reports
 - a. President's Report:
 - i. Lane's Return – Lane will be returning 11/18/2025. Please give him a warm welcome back.
 - ii. Remainder of 2025 Timeline – Ben highlighted deliverables for the remainder of the year citing landscape improvements, and potential power washing.
 - iii. Member Meeting Attendance for 12-3-2025. Please be sure to attend the Membership meeting on 12-3-2025. Last year the quorum was barely met.
 - iv. 2026 budget overview – Ben Highlighted various areas of the proposed 2026 budget to be voted on at the 12-3-2025 meeting.
4. Committee Reports
 - a. Social
 - i. Upcoming events – No report.
 - b. Rules and Regulations
 - i. Garage Door – Keep Garage Doors Shut
 - c. Welcome Committee – No report.
 - d. Grounds
 - iii. Landscaping Enhancements Operations to Continue Week of 11/17/2025
 1. Entryway – Continued enhancements on-going. Mulching being done in the coming days for the freshly planted entryway plants.
 2. Site-Wide Refresh – on-going.
 - iv. Work-Order Statuses – Please fill out work orders including any special requests.
 - e. Building
 - iii. Road Resurfacing Project Results – Project resulted in a major deliverable with few interruptions. It will greatly improve the community.
 - iv. Power-washing – discussed and on-going.
 - f. Newsletter – No report.
 - g. ARC – No report.
5. Old Business
 - a. No scheduled old business to discuss

6. New Business

a. No Scheduled New Business to Discuss

7. Adjournment – Ben Elliott made a motion to adjourn. Dennis Dryjanski seconded the motion. Motion carried 3-0. Adjourned at 4:50 PM.