

Ballantrae Condominium Association
Board of Directors Meeting Notice

DATE AND TIME: December 3rd, 2025, at 6:00 PM (After the Member Meeting)

LOCATION: Saint Andrew's Church - 6908 S Beneva Rd, Sarasota, FL 34238

1. Call to Order, Confirmation of Notice, Roll, and Confirmation of a Quorum
2. Election of Officers
3. Approval of Meeting Minutes
 - a. 11-19-2025
4. Financial Matters
 - a. Approve 2026 Budget and set Quarterly Fee
 - b. Vote on use of 2025 surplus
 - c. Insurance Deductible Vote – Required Annually (Min 5% windstorm, 5,000 AOP)
5. Committee Reports
 - a. No Committee Reports – Discussed in the membership meeting.
6. Old Business
 - a. No scheduled Old Business to Discuss
7. New Business
 - a. No scheduled New Business to Discuss
8. Next Board Meeting: 1-21-2026 6PM at Gulf Gate Library Meeting Room A.
9. Adjournment

Ballantrae Condominium Association

Board of Directors Meeting Minutes

DATE AND TIME: December 3rd, 2025, at 6:00 PM (After the Member Meeting)

LOCATION: Saint Andrew's Church – 6908 S Beneva Rd, Sarasota, FL 34238

1. Call to Order, Confirmation of Notice, Roll, and Confirmation of a Quorum. Meeting started immediately after the membership meeting at 6:40 PM. Proof of notice was provided. A quorum was established with 5 board members present – Ben Elliott, Andrew Lowther, Dennis Dryjanski, Catherine Depew, and Gordon “Gordy” Shonka.
2. Election of Officers:
 - a. President: Ben Elliott
 - b. Vice President: Dennis Dryjanski
 - c. Treasurer: Andrew Lowther
 - d. Secretary: Gordy Shonka
 - e. At Large: Catherine Depew
3. Approval of Meeting Minutes
 - a. 11-19-2025 – Ben Elliott made a motion to approve the minutes as posted and waive the reading. Dennis Dryjanski seconded the motion. Motion carried 5-0.
4. Financial Matters
 - a. Approve 2026 Budget and set Quarterly Fee – Budget was presented and Ben Elliott made a motion to approve the 2026 budget and set the quarterly fees at \$1,788.00 per quarter or \$596.00 per month. Andrew Lowther seconded the motion. Motion carried 5-0.
 - b. Vote on use of 2025 Surplus. Ben Elliott made a motion to move the surplus into the 2026 operations. Dennis Dryjanski seconded the motion. Motion carried 5-0.
 - c. Insurance Deductible Vote – Required Annually (Min 5% Windstorm, 5,000 AOP) – Ben Elliott made a motion to approve the insurance deductible as listed by state statutory minimums. Andrew Lowther seconded the motion. Motion carried 5-0.
5. Committee Reports – No Committee Reports – Discussed in the Membership Meeting.
6. Old Business – No Old Business.
7. New Business – No New Business
8. Next Board Meeting – 1-21-2026 6PM at Gulf Gate Library Meeting Room A.