

Ballantrae Condominium Association

Board of Directors Meeting

DATE AND TIME: January 21st, 2026 at 6:00 PM

LOCATION: Gulf Gate Library Meeting Room A – 7112 Curtiss Avenue, Sarasota, FL 34238

1. Call to Order, Confirmation of Notice, Roll, and Confirmation of a Quorum
2. Approval of Meeting Minutes
 - a. 12-3-2025
3. Officer Reports
 - a. President's Report
 - i. Outline 2026 Vision – Projects, Financials, Ballantrae Trajectory
 - b. Treasurer's Report
 - i. 2026 Financial Outlook – Insurance, Operations, Reserves
4. Committee Reports:
 - a. ARC:
 - i. Skylights approved 7475 Carnoustie
 - b. Buildings:
 - i. Concrete Work – Sewer Drain, Front Entry Planter, Driveways
 - ii. Power Washing – Reviewing Bids
 - iii. Asphalt Overlay – Contract Completed
 - c. Grounds:
 - i. Guardrail Screening Project
 - ii. Front Entryway Planters at the Concrete Curb
 - iii. Sod Work
 - iv. Shrub and Tree Replacements
 - v. Cutback and Tree Trimming – Spring 2026
 - d. Rules and Regulations
 - i. Cars in Driveways
 - e. Social and Caring:
 - i. 2026 Events Outlook
 - f. Welcome Committee:
 - i. 2 New Households
5. Old Business
 - a. No Old Business
6. New Business
 - a. 2026 Insurance Premium
7. Adjournment

Ballantrae Condominium Association

Board of Director's Meeting Minutes

DATE AND TIME: January 21st, 2026 at 6:00 PM

LOCATION: Gulf Gate Meeting Room A – 7112 Curtiss Avenue, Sarasota, FL 34231

1. **Call to Order, Confirmation of Notice, Roll, and Confirmation of a Quorum.** At 6:00 PM the meeting was called to order. Confirmation of notice was taken, a quorum was present with 5 board members present (Ben Elliott, Dennis Dryjanski, Andrew Lowther, Gordy Shonka, Catherine Depew).
2. **Approval of Meeting Minutes**
 - a. **12-3-2025.** Andrew Lowther made a motion to waive the reading of the minutes and approve them as posted. Dennis Dryjanski seconded the motion. Motion passed unanimously 5-0.
3. **Officer Reports**
 - a. **President's Report**
 - i. **Outline 2026 Vision – Projects, Financials, Ballantrae Trajectory.** Ben Mentioned that there are 3 phases of improvements in Ballantrae going on simultaneously with the bulk of phase 1 being completed.
 1. Phase 1 includes major infrastructure improvements such as the roads, roofs, driveways and sidewalks. This category has the potential to yield Ballantrae the biggest ROI and provide stability.
 2. Phase 2 includes the curb appeal. This is being carried out through targeted landscaping improvements over the whole property, and various team members are heading up different tasks.
 3. Phase 3 includes the final polishes. These include items like paint adjustments, lighting improvements, and various touch-ups such as rust removal.
 4. Ballantrae is in a healthy financial position with major projects offloaded from the reserve study, lowering the chance for surprise fees.
 - b. **Treasurer's Report**
 - i. **2026 Financial Outlook – Insurance, Operations, Reserves.** Drew provided financial updates for the operating funds, reserve funds, and provided the community with great news that the insurance premium would be under \$185,000 this year.
 1. Accounts receivables were brought up as a metric to watch, and we will be updating the community monthly on collection efforts.
4. **Committee Reports**
 - a. **ARC:**
 - i. **Skylight Approval 7475 Carnoustie.** Approved via ARQ form.
 - b. **Buildings:**
 - i. **Concrete Work – Sewer Drain, Front Entry Planter, Driveways.** Looking into a solution to refurbish rusted cast iron pieces throughout the property.

Additionally, the front entry planter will be excavated to allow for better plant root health. This was part of the effort to replace the old railroad wood look and pour a concrete curb around the entryway planter. Driveway work will be continued throughout 2026 and onward as needed.

ii. **Power Washing** – Reviewing Bids

iii. **Asphalt Overlay** – Completed

c. **Grounds:**

i. **Guardrail Screening Project:** A prototype has been added to the Ballantrae Drive Guardrail. If this is successful, the plan is to continue a similar look to provide a soft screen effect on the guardrails.

ii. **Front Entryway Planters at the Concrete Curb:** As mentioned in the buildings, the front entryway planter will be excavated in February, and new plants will follow.

iii. **Sod Work:** Various areas have sod going down to patch bare areas in the landscaping from the tree stump removal.

iv. **Cutback and Tree Trimming** – Spring 2026

v. **Shadowbox** – A shadowbox e-mail will be sent to see who needs the repairs done.

d. **Rules and Regulations**

i. **Cars in Driveways.** Please keep cars out of the driveways when not in use. Additionally, keep the garage door shut unless it's in use.

e. **Social and Caring**

i. **2026 Events Outlook** – Valentine's Celebration Event at the Grasshopper. Ladies events being scheduled.

f. **Welcome Committee:**

i. **2 New Households.**

1. Don and Christie Storm at 7347 Royal Birkdale Drive

2. John and Michele Walton at 7483 Carnoustie Drive

5. **Old Business**

a. **No Old Business**

6. **New Business**

a. **2026 Insurance Premium.** Andrew Lowther made a motion to pull from reserves and fund the insurance premium, with the funds to be paid back to reserves over the course of the year. Dennis Dryjanski seconded the motion. Motion carried unanimously 5-0.

7. **Adjournment.** Andrew Lowther made a motion to adjourn. Ben Elliott seconded the motion. Motion carried unanimously 5-0. Meeting adjourned at 6:53 PM.