

Ballantrae Condominium Association
Board of Directors Meeting Notice

DATE AND TIME: Tuesday, February 17th, 2026 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. 1-21-2026
3. Officer Reports
 - a. President's Report
 - i Committee Goals, Objectives, Outlook
 - b. Treasurer's Report
 - i Accounts Receivable Report
 - ii General and Reserve Fund Balances
4. Committee Reports
 - a. Social
 - i Upcoming events
 - b. Rules and Regulations
 - i Cars Kept out of Driveways
 - c. Welcome Committee
 - d. Grounds
 - i 2026 Improvements Outline
 - ii Ponds – Sub-Committee Goals
 - e. Building
 - i Driveway Replacement Schedule – 2026
 - ii Sewer Replacement – Gleneagle
 - iii Front Entryway Excavation – Ballantrae Planter Sign
 - f. ARC
5. Old Business
 - a. No scheduled old business to discuss
6. New Business
 - a. Mulch Provision Increase
 - b. Member Proposed Presentation – Dog Park (Non-Voting Item)
7. Adjournment
 - a. Next Meeting March 24th 6:00PM Gulf Gate Meeting Room A

Ballantrae Condominium Association
Board of Directors Meeting Minutes

DATE AND TIME: Tuesday, February 17th, 2026 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.** Meeting was called to order at 6:18 PM. A quorum was present with Ben Elliott, Dennis Dryjanski, Andrew Lowther, and Catherine Depew. Notice of agenda was posted Sunday February 14th.
2. **Approval of Meeting Minutes**
 - a. **1-21-2026.** Andrew Lowther motioned to approve the minutes as posted and to waive the reading of the minutes. Dennis Dryjanski seconded the motion. Motion carried 4-0.
3. **Officer Reports**
 - a. **President's Report**
 - i **Committee Goals, Objectives, Outlook.** Ben expanded on the January meeting phasing plan for Ballantrae Improvements to drive lifestyle and unit financial return. These phases are happening simultaneously.
 - Phase 1: Infrastructure Improvements including roadways, irrigation feeders, and roadways are all in good shape and or have been installed in the past few years. The driveways and sidewalks are now being targeted. This is the maximum ROI phase for the community.
 - Phase 2: Curb Appeal. This is primarily landscaping improvements. This will be touched on in the Grounds Report.
 - b. **Treasurer's Report**
 - i **Accounts Receivable Report.** Drew mentioned that we are having challenges collecting on a reverse mortgage situation, but a lien has been filed. We have a provision on the operating budget to soften the blow if it becomes uncollectible. Additionally, there is one other account outstanding that had a bad check, but it appears to be an honest mistake and is being worked-out.
 - ii **General and Reserve Fund Balances.** Account statements were provided. See Website and attachments for amounts.
4. **Committee Reports**
 - a. **Social**
 - i **Upcoming events.** Valentine's Party at The Grasshopper was a success with over 30 people participating. Ladies Night at Conner's was also a success, and there will be another scheduled ladies event at Trippletail – more details to follow.
 - b. **Rules and Regulations**
 - i **Cars Kept out of Driveways.** There have been several cars left in the driveways. Please reach out to the board to notify them of any guests or special circumstances that may need extended time lines. All cars must be kept in the garage when not in use.
 - c. **Welcome Committee.** No new members.
 - d. **Grounds**
 - iii **2026 Improvements Outline.** See attachment with the landscaping plan

for 2026.

iv **Ponds – Sub-Committee Goals.** See attachment.

e. **Building**

iv **Driveway Replacement Schedule – 2026.** 7-10 Driveways are going to be replaced – TBD. Schedule is slated for March and April.

v **Sewer Replacement – Gleneagle.** Asphalt company paid to replace a sewer cover that they damaged. Scheduled for the end of February / beginning of March.

vi **Front Entryway Excavation – Ballantrae Planter Sign**

vii Shadow Boxes – 8 units are slated for shadow box repairs. Schedule TBD. Please reach out to Miller Management, Gordy Shonka, or Ben Elliott to be added to the list.

viii Woodwork. Various woodwork was done at several of the center units. Rotten wood was ripped out and replaced. Please reach out if there are any outstanding wood work requests for rotted wood.

f. **ARC: 2** requests – Replacing an atrium screen and adding storm shutters. Both approved.

5. **Old Business**

a. **No scheduled old business to discuss**

6. **New Business**

a. **Mulch Provision Increase.** Ben brought to the board’s attention that there have been several requests for mulch and we were offered a deal that was much lower than we have had historically. The board deliberated to overspend this line item on the budget (9,000 budgeted). A few concerns were raised with the timing. Some board members said this would be a much appreciated effort. Ben mentioned he will work on getting the quote lowered and see if mulch can be baked into the landscaping contract yearly to help control the costs.

Catherine Depew made a motion to approve the bid – not to exceed \$21,000. Andrew Lowther seconded the motion. Motion carried unanimously 4-0.

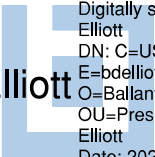
Mulch will be scheduled in the next few weeks.

b. **Member Proposed Presentation – Dog Park (Non-Voting Item).** Please see attached proposals and layouts for a member proposed dog park. No decision was made because it is thought that this is a membership required item rather than a BOD item to address.

7. **Adjournment** – Andrew Lowther made the motion to adjourn at 7:16 PM. Dennis Dryjanski seconded the motion. Motion carried 4-0. Meeting adjourned.

a. **Next Meeting March 24th 6:00PM Gulf Gate Meeting Room A.**

Benjamin Elliott



Digitally signed by Benjamin Elliott
DN: C=US, E=bdelliott44@gmail.com, O=Ballantrae Condo Association, OU=President, CN=Benjamin Elliott
Date: 2026.02.18 15:11:43-05'00'

Ballantrae 2026 – Landscape Committee Objectives

1. Entry Clean-Up

- a. **TIMELINE:** February / March (While it's cool)
- b. **BUDGET:** \$500 – For the haul off
- c. **LABOR:** Neighborhood Clean-up
- d. **GOAL:** Build foundation for further landscaping – See #3
- e. **PROJECT MANAGERS:** Lin and David S



Figure 1 - Entry Clean-Up

2. SITE-Wide Shrub Replacement (Refresh)

- a. **TIMELINE** – February – December
- b. **BUDGET:** \$15,000 (minus what was spent on the guardrail project)
- c. **LABOR:** Lane, Volunteers, Wilfred
- d. **GOAL:** Finish all units this year
- e. **Immediate Target** – Building 19 (Ballantrae Drive First Unit – Middle Areas) and fill in between 7433 and 7415 Carnoustie Drive
- f. **Second Target** – Pivot to the exit side by the guardhouse shrubs – 3 or 4 should be easy wins
- g. After – Continue to remaining buildings
- h. **PROJECT MANAGERS:** Fran and Lin



Figure 2 - 7415 Carnoustie

3. Front Entry-Way Improvements

- a. **TIMELINE:** March – May (March for the very front)
- b. **BUDGET:** \$10,000 (Can possibly apply for matching funds through the Sarasota County Neighborhood Grant Initiative – Matching Funds up to \$10,000)
- c. **Labor:** Lane, Wilfred, Juniper
- d. **GOALS:**
 - i. Very Front – Excavate bed and plant contemporary flowers (Feb / March)
 - ii. Address Employee Parking Spot and Adjacent Bush Area
 - iii. Further define new plants – establish beds, second row (while still accentuating natural features – but to fill in the void behind the current plants)
 - iv. Consider irrigation needs (separate budget line item – TBD)
 - v. Consider lighting (Budget TBD – 2027)
- e. **PROJECT MANAGERS:** Lin and David S.
- f. **PROJECT MANAGERS GRANT:** David G. Joan G.



Figure 4 - Opportunity to Further Define



Figure 3 - Employee Parking

4. Mulch Footprint Reduction

- a. **TIMELINE:** February – December
- b. **BUDGET:** TBD
- c. **GOAL:** Reduce future Operational Expenditures (OPEX) with the continued application of mulch
 - i. Evaluate reducing the mulch footprint throughout units, around trees, shrubs, etc.
 - ii. Evaluate using rock or ground cover in various areas
- d. **PROJECT MANAGERS:** Catherine and Ben

5. Tree Trimming, Cut Back, And Replacement

- a. **TIMELINE:** March – April
- b. **BUDGET:** \$14,500 (7,000 explicitly for trimming)
- c. **GOAL:** Restore Tree Canopy's to pre-storm conditions, serve as a catalyst for new growth, and reduce insurance liability
- d. **PROJECT MANAGER:** Lin

6. Mulch

- a. **TIMELINE:** November (After Storms)
- b. **Budget:** 21K (received quote – would have to get BOD approval for excess funds)
- c. **LABOR:** Juniper
- d. **PROJECT MANAGER:** Ben

7. FPL Vaults (Mock-Ups and then Neighborhood Roll-Out)

- a. **TIMELINE:** February – December
- b. **BUDGET:** Baked in with the 15,000 in shrub replacement
- c. **LABOR:** Lane / Wilfred
- d. **GOAL:** Reduce old school hedge look and minimize footprint – elegant
- e. **PROJECT MANAGERS:** Fran and David S.



Figure 6 - FPL Vault (Before)



Figure 5 - FPL Vault After (Mock-Up in Progress)

8. Guardrail Project

- a. **TIMELINE:** June / July after the mock-up on Ballantrae Drive takes hold and fills – out
- b. **BUDGET:** 15,000 (from shrubs)
- c. **LABOR:** Wildfred and Lane
- d. **GOAL:** Beautification and conceal the guardrail
- e. **PROJECT MANAGER:** Dave S.



Figure 7 - Guardrail

9. Shell Path and Picnic Table Area

- a. **TIMELINE:** 2027
- b. **BUDGET:** TBD
- c. **GOAL:** 5 Star Polish
- d. **Project Manager:** Ann Westra



Figure 8 - Shell Path Vision

10. Ponds – Establish Sub-Committee

- a. **GOAL:** Work with the pond company, review waterways, observe seawall and weir health. Assess needs for aeration / fish / etc. stormwater cleaning.
- b. Address landscaping at the seawall
- c. Look into a grant opportunity – Sarasota County Waterways
- d. **PROJECT MANAGERS: Brenda C. and David G.**

Project	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Entry Clean-Up	■	■									
Shrub Replacement (All Units)	■	■	■	■	■	■	■	■	■		
Front Entry Improvements	■	■	■	■							
Tree Trimming / Canopy		■	■								
Mulch Footprint Reduction	■	■	■	■	■	■	■	■	■		
FPL Vault Mockup → Rollout	■	■	■					■	■	■	■
Guardrail Bougainvillea					■	■					
Annual Mulch Install										■	
Pond Sub-Committee	■										
Shell Path / Picnic Area										■	■

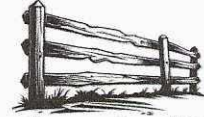
Table 1 - Timelines



ESTIMATE

TheFenceGuy SRQ
Sarasota

mc2fence@gmail.com
+1 (941) 263-9718



The Fence Guy SRQ
INSTALLATION, REPAIR AND MAINTENANCE
941-263-9718/941-263-9717
MC2FENCE@GMAIL.COM

Bill to

Ballantrae Condominiums Palmer Ranch
Pkwy Sarasota FL 34238

Shipto

Ballantrae Condominiums Palmer Ranch
Pkwy Sarasota FL 34238

Estimate details

Estimate no.: 1427
Estimate date: 02/11/2026
Expiration date: 03/11/2026

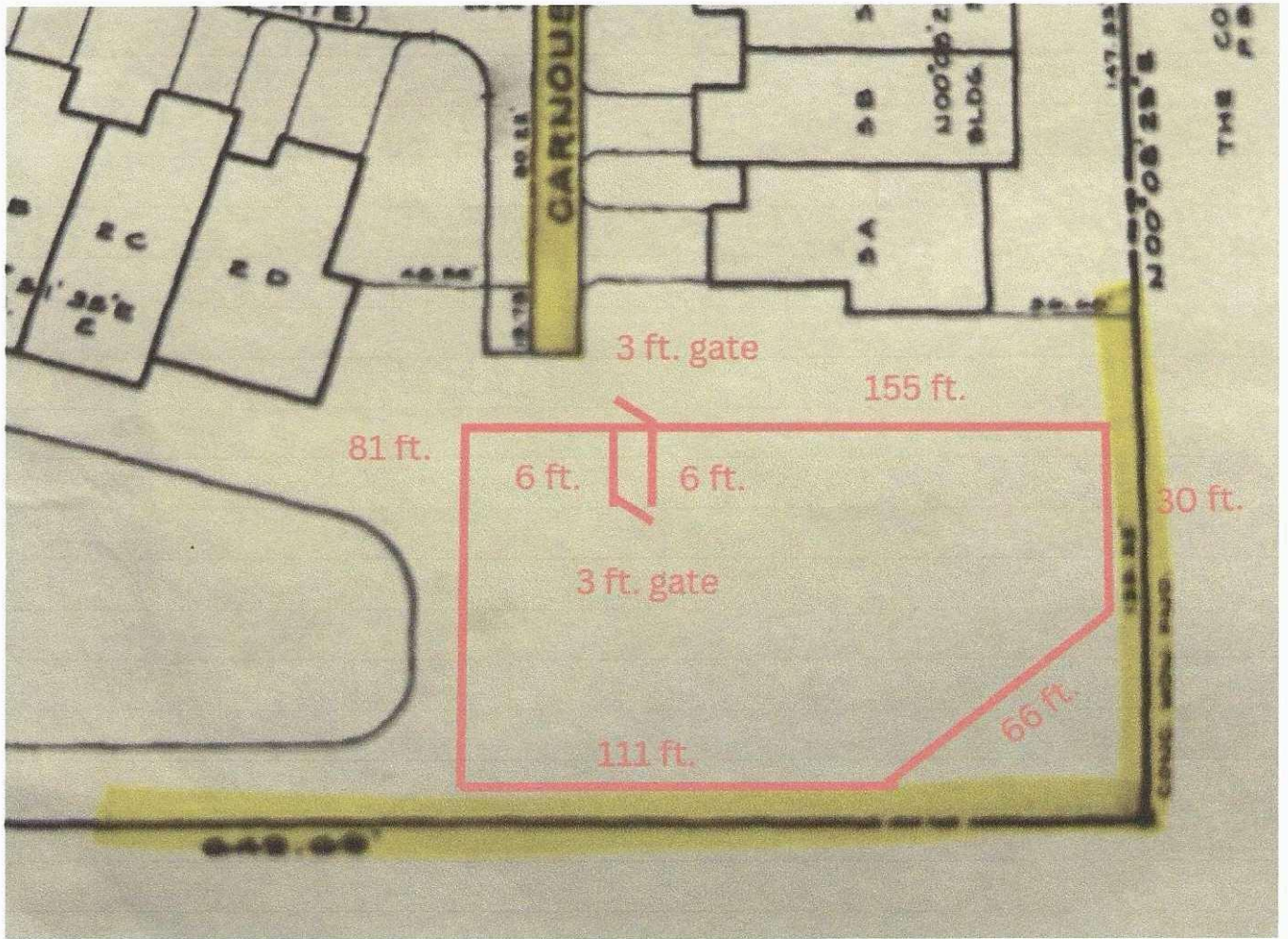
#	Product or service	Description	Qty	Rate	Amount
1.	4 ft. tall black chain-link fence installation	<p>Scope of work: Install and supply of 455 linear of 4ft tall black vinyl coated chain-link fencing.</p> <p>Gate installation Install and supply (2) 3 ft. wide 4ft. tall corral gates for safe entrance and exit. All gate hardware included.</p> <p>Fence is to include tension wire across entirety of fence to ensure animals cannot enter or exit from under fence line.</p> <p>All fence posts to be set in concrete footers.</p> <p>All materials and labor included in this estimate.</p>	1	\$9,850.00	\$9,850.00

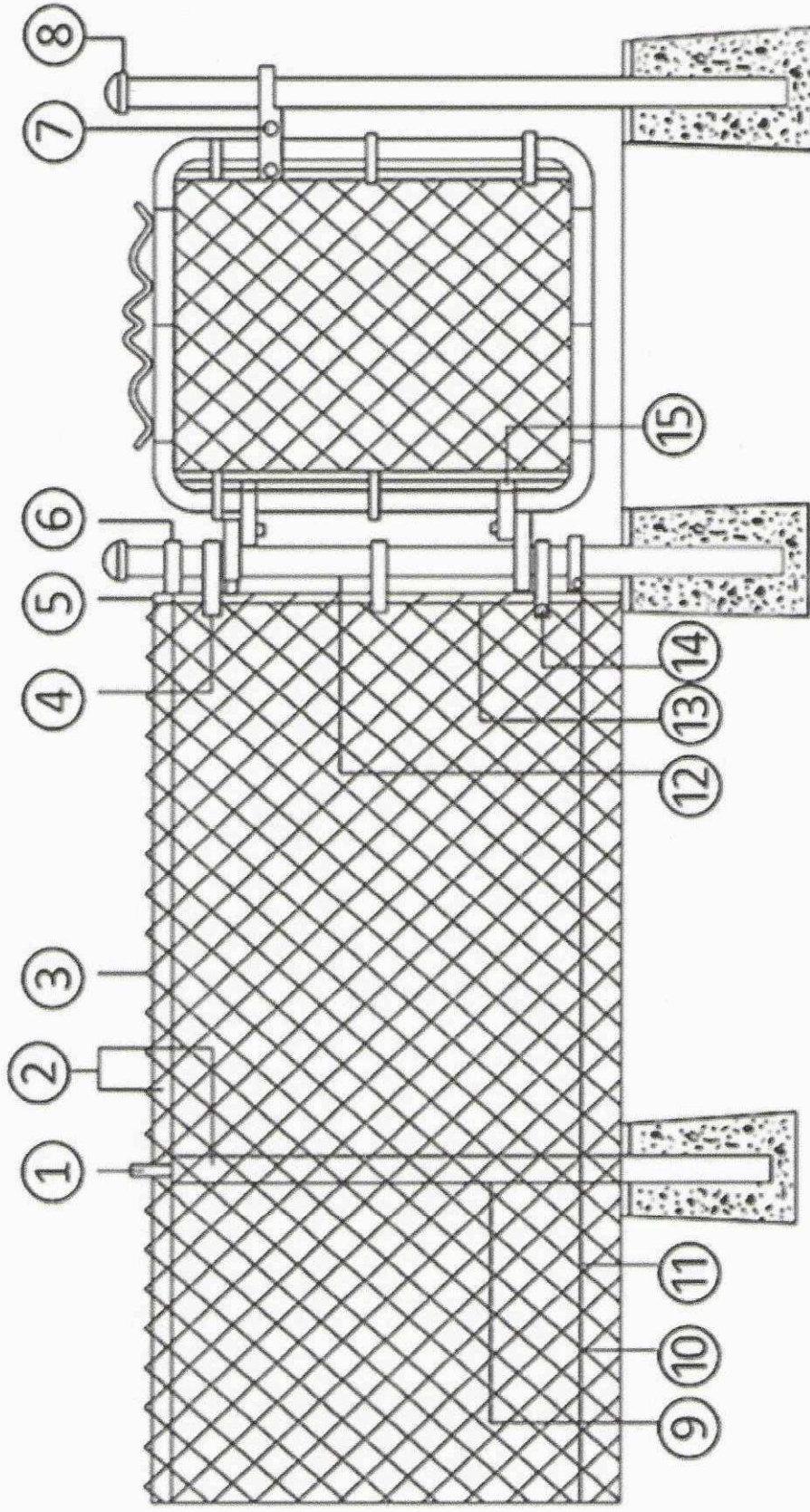
Total **\$9,850.00**

Expiry date 03/11/2026

Accepted date

Accepted by





- ① Line post top
- ② Fence tie
- ③ Top rail
- ④ Tension band
- ⑤ Rail end
- ⑥ Rail end band
- ⑦ Gate fork latch
- ⑧ Terminal post cap
- ⑨ Line post
- ⑩ Tension wire clip
- ⑪ Bottom tension wire
- ⑫ Terminal post
- ⑬ Tension bar
- ⑭ Gate post hinge
- ⑮ Gate frame hinge

H & Y Fence
 510 Cattlemen Rd
 Sarasota, FL 34232
 www.HnYFence.com



Estimate

Date	Estimate #
2/2/2026	106478

NAME / ADDRESS
3600 Ballantrae Pkwy Sarasota, FL 34238

SHIP TO:

**"Best of Sarasota" award winner
 11 years in a row for Fence Contractors.**

Estimator	P.O. NO.	PROJECT
JCS		

DESCRIPTION	QTY	U/M	COST	TOTAL
ESTIMATE TO INSTALL CHAIN LINK FENCE FOR DOG RUN AREA				
VINYL COATED TERMINAL POST - 2 1/2" X 6' X .065 RESIDENTIAL GRADE	7		73.38	513.66T
4'-9 GAUGE VINYL COATED RESIDENTIAL CHAIN LINK FENCE, INCLUDES TOP RAIL AND BOTTOM TENSION WIRE	438		10.54	4,616.52T
4' HIGH X 10' WIDE, VINYL COATED RESIDENTIAL DOUBLE DRIVE GATE	1		295.00	295.00T
LABOR TO INSTALL 4' HIGH, VINYL COATED CHAIN LINK FENCE AND GATES. ALL POSTS ARE TO BE SET IN CONCRETE.	448		6.20	2,777.60
FLORIDA STATE SALES TAX			7.00%	379.76
TOTAL				\$8,582.54

Upon Customer's execution of this proposal, this Estimate shall become an Agreement for H&Y Fence to perform the scope of work described above in accordance with paragraphs 1-15 of the Terms and Conditions. These Terms are fully incorporated herein by reference and should be reviewed before acceptance.

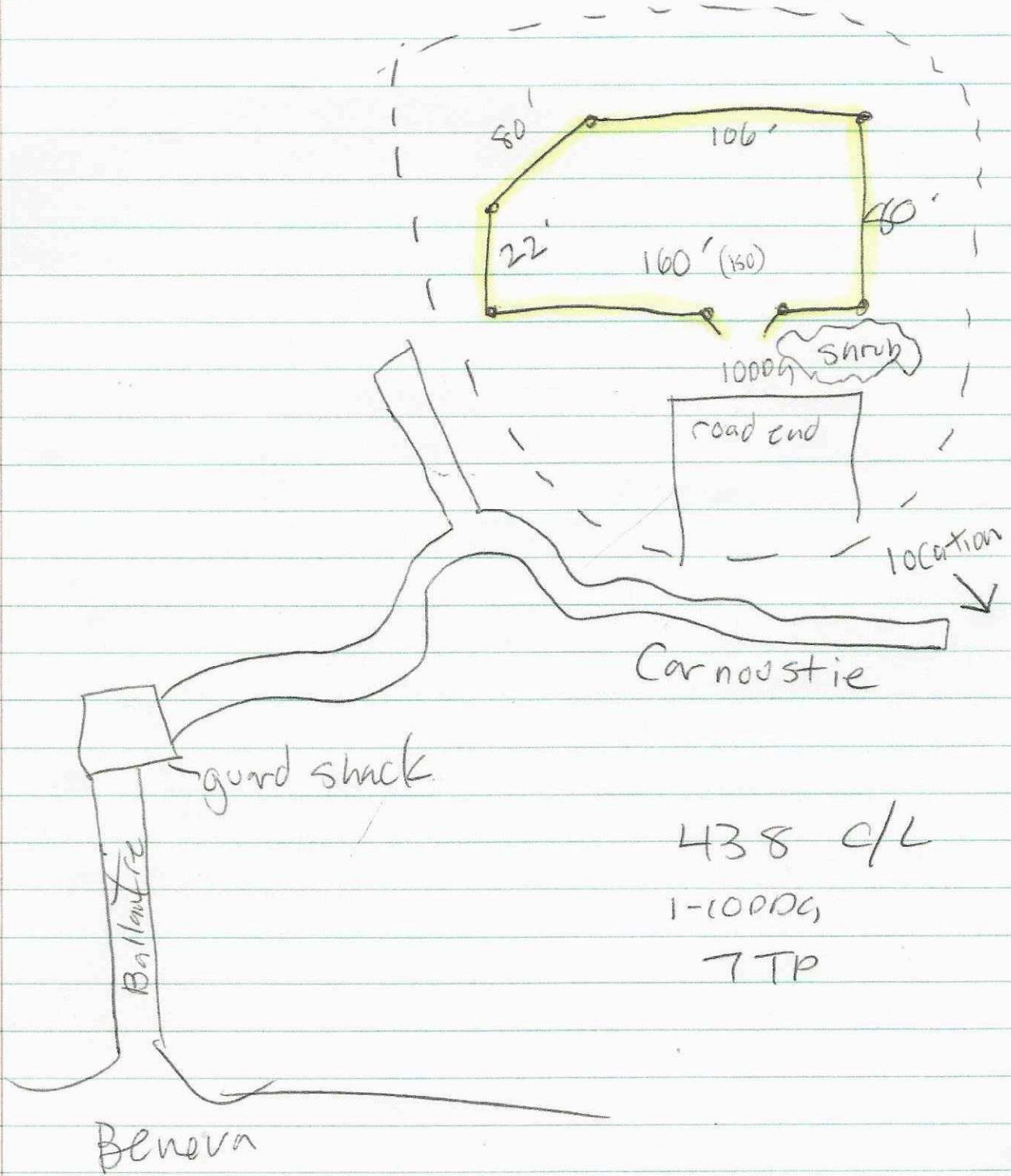
THIS ESTIMATE WILL NOT BE CONVERTED INTO A WORK ORDER UNTIL IT HAS BEEN SIGNED AND RETURNED. After 30 days this estimate will need to be revised to match current pricing.

 SIGNATURE / DATE

(11)

Ballantrea

3600 Ballantrea Pkwy



438 c/L

1-1000G

7TP

Estimate 106478 from H & Y FENCE CO.

From: HYFENCE@AOL.COM (hyfence@aol.com)

Date: Monday, February 2, 2026 at 01:10 PM EST

Dear Customer:

Please review the attached estimate- 106478. Feel free to contact us if you have any questions.

If you are looking to move forward with you estimate, please sign the estimate and return to us at your earliest convenience.

If your estimate is over \$1000, we require a 50% deposit along with your signed estimate. You may call into the office to pay with a credit card or mail in a check to move forward with your order. Please note we can not turn your estimate into an order we have received your signed estimate and deposit(if required).

We look forward to working with you.

Sincerely,
Jerry Mills

H&Y Fence
www.hnyfence.com



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88.5 KB



Image (157).jpg

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Jays Fencing LLC

6640 Ibis Street
Sarasota, FL 34241
ph # (941) 955-3053
fax # (941) 955-3085

Estimate

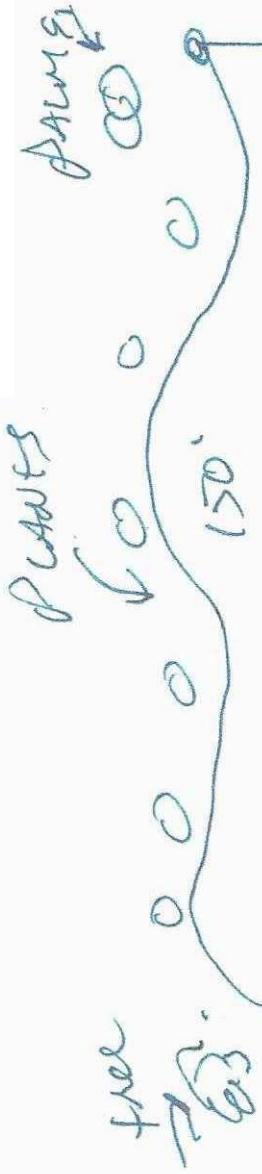
Date	Estimate #
2/12/2026	2312

Name / Address
Ballantrae of Sarasota

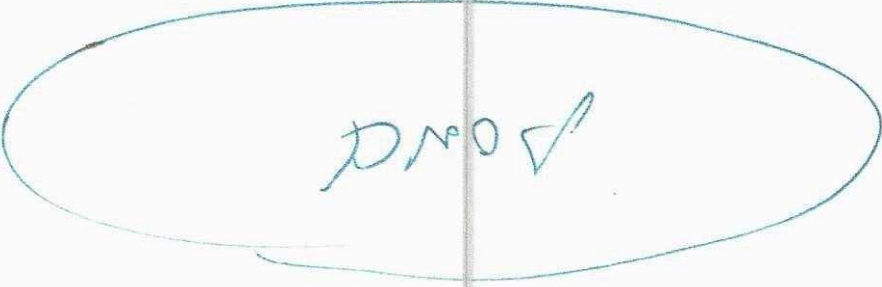
Project

Description	Qty	Cost	Total
Re: 7491 Carnousti Dr "dog park" Furnish and install 400ft of 4ft tall black chain link fence with 8x6 holding pen & (2) 6ft wide gates. All posts to be concreted in place.		6,890.00	6,890.00
Total			\$6,890.00

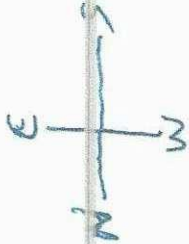
DOG PARK @ BALLANTRAE



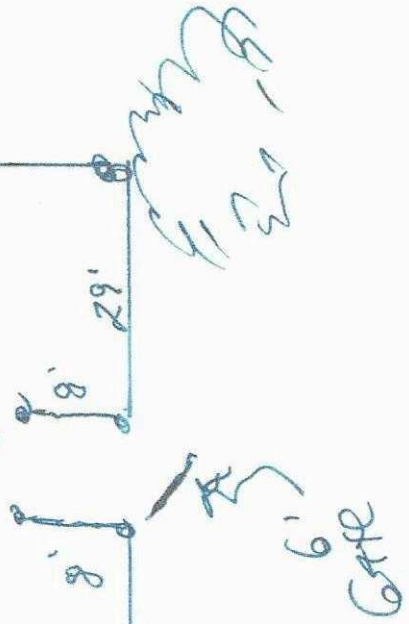
DOG PARK
 4' TALL BUCK
 C/L 2.6' wide
 Gates 408'



74'



110'



128'

Jay's Fencing
 Chain Link * Wood * PVC * Ornamental
 Residential & Commercial
941-955-3053
 941-915-6776 Cell
Jays-Fencing.com

Ballantrae Condo Association, Sarasota, FL Value & Considerations of a Small (under 35 lbs) Dog Park

For a community like **Ballantrae Condominium Association** in Sarasota, which currently restricts pets to **two small dogs (maximum 35 lbs)** or two indoor cats, a dedicated "small dog" park (under 35 lbs) would offer significant value in property desirability, resident retention, and community cohesion.

Dog parks are highly desirable to the growing demographic of pet owners; 75% of millennial homebuyers prioritize pet-friendly features when selecting a home. While there is no single "universal" percentage specifically for dog parks, they are considered high-value community amenities that typically increase nearby property values by **5% to 20%**.

The exact increase depends on the type of community and how "active" or "passive" the park is

- **Targeted Demand:** For the **19% of home buyers** who factor pets into their neighborhood choice, the presence of a dog park can be a decisive factor that drives up competition and final sale price.

Financial & Strategic Value

- **Increased Property Value:** Research indicates that homes near well-maintained parks can see a price appreciation of **5% to 15%**. Proximity to pet-specific amenities is a major differentiator in competitive markets like Sarasota.
- **Higher Tenant/Owner Retention:** Pet owners are more likely to stay in communities that cater to their pets, reducing turnover and sustaining long-term occupancy.

- **Competitive Edge:** Many nearby Sarasota complexes already leverage on-site dog parks to attract residents.

Community & Behavioral Benefits

- **Controlled Socialization:** A designated area allows small dogs to interact safely in a controlled environment, which reduces the likelihood of behavioral issues like excessive barking or aggression.
- **Reduced Common Area Wear:** Concentrating pet activity in one fenced area helps protect the rest of the association's landscaping and reduces the "nuisance" factor of pets relieving themselves in general common areas.
- **Resident Connection:** Dog parks often become "social hubs" where neighbors meet and form ties, fostering a friendlier neighborhood feel that appeals to all buyers, even those without pets.

Implementation Considerations

- **Small Dog Specialization:** Since Ballantrae's rules already cap dog weight at 35 lbs, a park specifically for dogs under 35 lbs ensures a safe environment where small pets aren't intimidated by larger breeds.
- **Infrastructure:** High-value installations typically include [Pet Waste Stations](#), double-gated entries for safety, shaded seating for owners, and proper drainage materials like artificial turf or pea gravel to maintain cleanliness.

2. Infrastructure & Surfaces

- **Surfacing Choice:** While grass is ideal, it often becomes a "mud pit" under high traffic.

- **Crushed Stone/Decomposed Granite:** Highly durable and drains well; a preferred choice for many municipalities.
- **Artificial Turf:** Provides year-round usability and stays clean but has high initial costs and requires regular rinsing for odor control.
- **Drainage:** Ensure a minimum **2% slope** to prevent standing water, which can harbor bacteria and mosquitoes.

3. Essential Amenities

- **Hydration Stations:** Provide multiple water fountains (ideally high-low human/pet styles) to prevent "resource guarding" and competition among dogs.
- **Waste Management:** Place bag dispensers and covered trash cans every **50–75 feet** and near every exit to encourage immediate cleanup.
- **Shade & Seating:** Provide shade for at least **30–40% of the park**. Place benches along the perimeter facing inward so owners can easily monitor their dogs without creating a social cluster that blocks entryways. There is some natural vegetation providing natural shade in the proposed area.

4. Enrichment Features

- **Agility Equipment:** Include tunnels, ramps, and weave poles to provide mental stimulation and physical challenges beyond simple running.
- **Landscaping:** Use only **non-toxic, dog-safe plants**. Trees should be planted on the *outside* of the fence to provide shade while protecting them from nitrogen-rich dog urine.

Estimated Costs

Estimates for a small, community-scale dog park at **Ballantrae Condominium Association** typically range from **\$15,000 to \$40,000** for a fully equipped professional installation. Given Ballantrae's 35lb weight limit, a compact "pocket park" (approx. 2,000–5,000 sq. ft.) is often the most cost-effective solution.

Initial Construction Costs

- **Fencing (Installed): \$3,000 – \$10,000.** Heavy-duty 4–6ft chain link costs roughly **\$25–\$30 per linear foot**. A double-gated safety entry "airlock" is essential and adds to the perimeter total.
- **Surface Preparation: \$1,000 – \$5,000.** While grass is cheapest initially, high-traffic areas often require **pea gravel or decomposed granite** (\$1–\$5/sq. ft.) to prevent mud and wear.
- **Utility Connections: \$1,500 – \$5,000.** Costs depend on the proximity of existing lines for a water fountain or basic lighting.

Essential Amenities Packages

Many associations purchase bundled kits to save **5–25%** compared to a la carte pricing.

- **Basic Amenities Bundle (~\$1,250 – \$3,000):** Typically includes a [Pet Waste Station](#) with bag dispenser, a park bench, trash receptacle, and "Dog Park Rules" signage.
- **Mid-Range Bundle (~\$4,000 – \$8,000):** Adds specialized items like a decorative fire hydrant, a leash parking post, and basic agility pieces (e.g., weave poles or a small tunnel).

Annual Operating Budget

Associations should earmark **\$1,000 – \$4,000 annually** for ongoing needs.

- **Supplies:** Regular replenishment of waste bags and cleaning of receptacles.
- **Landscaping:** Specialized mowing or periodic "topping off" of gravel/mulch surfaces.

Ballantrae owners may wish to note that some nearby Florida projects have successfully used **donations or community "work parties"** for assembly, which can reduce labor costs by up to **\$3,000**.



Typical Requirements

- **Current Vaccinations:** Proof of rabies vaccination is required to obtain the mandatory county license.
- **Age Limits:** Dogs must typically be at least **4 months old**.
- **Supervision:** Owners must stay with their dogs and maintain voice command at all times.

Other Considerations:

- * **Is permitting required?**
- * **Contractor Requirements?**
- * **ADA Compliance?**
- * **Liability Insurance?**
- * **Signage:**
- * **High-visibility rules must be posted at the entrance. Key rules for a "Small Dog Only" park include:**
 - **Weight Limits:** Explicitly state the under-35lb limit to match Ballantrae's bylaws.
 - **Supervision:** Owners must remain inside the park with their dogs and have a leash visible at all times.
 - **Prohibited Dogs:** Any dog with a history of aggression or females in heat are strictly prohibited.
 - **Liability Waiver:** For dog owners to sign releasing Association from liability.
- * **Assigned Dog Park Manager?**
- * **Violations?**

Top Amenity Suggestions for Small Dogs <35 lbs

Standard dog park equipment is often too large for small breeds. Look for "Mini" or "Small Dog" specialized kits:

- **Agility Obstacles:**
 - **Small Hoop Jumps:** Specifically designed with lower heights for small legs.
 - **Doggie Crawl Tunnels:** These provide [visibility "spyholes"](#) so small dogs don't feel trapped.
 - **Paws Table:** A raised platform used for resting or training sit/stay commands.
- **Safety Features:**
 - **Double-Gated Entry:** Crucial to prevent small, fast dogs from [slipping out](#) when others enter.
 - **Small-Mesh Fencing:** Ensure the gap at the bottom of the fence and the mesh size are small enough that a 5-10 lb dog cannot squeeze through.
- **Climate Essentials:**
 - **Shade Structures:** Critical in Florida to prevent paw pad burns; 30-40% of the park area should be shaded.
 - **Dog Drinking Fountains:** Models like the [BarkPark Mini](#) are scaled for easier access.

Signage for Dog Park

For the Ballantrae Condominium Association, signage should strictly enforce the existing **35 lb weight limit** while meeting Florida-specific safety standards. Below are templates for the three essential signs every community dog park should display.

Three Essential Signs Every Community Dog Park Should Display.

1. Main Rules & Liability Sign (Entry Gate)

Template for a standard 18" x 24" aluminum sign.

BALLANTRAE DOG PARK RULES

- **HOURS:** Sunrise to Sunset.
- **WEIGHT LIMIT:** This area is restricted to dogs **under 35 lbs** only.
- **USE AT OWN RISK:** Owners are legally responsible for their dogs and any injuries or damage they cause.
- **LEASH LAW:** Dogs must be leashed when entering and exiting the park.
- **SUPERVISION:** Owners must remain inside the fence with their dogs at all times. No unattended dogs.
- **HEALTH:** All dogs must be current on vaccinations and wearing visible ID/License tags.
- **CLEAN UP:** Immediate removal of dog waste is mandatory.

- **PROHIBITED:** Aggressive dogs, puppies under 4 months, and dogs in heat are strictly forbidden.
- **NO FOOD:** No human food, dog treats, or glass containers allowed.

2. Safety "Airlock" Sign (Inside Gate)

Template for a 10" x 12" sign placed specifically on the double-gated entry system:

SAFETY FIRST

- **DO NOT** open the outer gate until the inner gate is securely closed.
- **NEVER** leave both gates open simultaneously.
- Small dogs can be fast—watch for "bolting" before entering.

3. Florida-Specific "Caution" Sign

Recommended for Sarasota properties near water or natural preserves to mitigate premises liability:

ATTENTION DOG OWNERS

- **WILDLIFE HAZARD:** Be aware of local wildlife, including alligators and birds of prey.
- **HEAT WARNING:** High Florida temperatures can cause paw burns and heatstroke. Limit play during peak sun hours and use provided water stations.

BALANCE SHEET - Ballantrae Condominium
AS OF 01/31/26

01/31/26

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

PREPARED BY :
Miller Management Services
2848 Proctor Road
Sarasota, FL 34231

ASSETS

OPERATING FUNDS	
Operating/TRUIST	100,272.04
Social Committee/TRUIST	1,434.78

TOTAL OPERATING FUNDS	101,706.82
RESERVE FUNDS	
Reserve-TRUIST M/M	104,631.62
Reserve-SCHWAB M/M	71,522.01
Due to Reserve M/M	180,000.00

TOTAL RESERVE FUNDS	356,153.63
OTHER ASSETS	
Accounts Receivable	61,695.12
SpecAssmnt/Roof A/R	92,219.00
Prepaid Insurance	186,329.58

TOTAL OTHER ASSETS	340,243.70
TOTAL ASSETS	798,104.15
	=====

LIABILITIES

Accounts Payable	75.62
Social Committee Funds	1,434.78
Deferred Revenue S/A	40,887.55
Deferred Maintenance Fee	98,903.00
Pre-paid Assessments	3,399.95
Due to Reserve M/M	180,000.00
N/P TRUIST BANK	68,194.22
Federal Income Tax Liab.	1,644.00

TOTAL LIABILITIES	394,539.12
FUND BALANCES	
OPERATING FUND BALANCES	
Accum. Oper. Fund Balances	52,433.71
Operating Fund Balance	2,177.68

TOTAL OPER. FUND BALANCES	54,611.39
RESERVE FUND BALANCES	
Reserve-Pooled Accounts	268,239.24
Prior Year Reserve Int	80,263.13
Current Year Reserve Int	451.26
2024 SpecAssmnt-Roofing	
SpecAssmnt Roof Expense	

TOTAL RESERVE FUND BAL.	348,953.63

TOTAL FUND BALANCES	----- 403,565.02
TOTAL LIAB/FUND BALANCES	798,104.14 =====

INCOME STATEMENT - Ballantrae Condominium
AS OF 01/31/26

01/31/26

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

PREPARED BY :
Miller Management Services
2848 Proctor Road
Sarasota, FL 34231

	Month to Date	%	Year to Date	%
REVENUE				
Maintenance Fee	49,431.00		49,431.00	
Reserve Fees	34,042.00		34,042.00	
S/A TRUIST Loan Interst	383.24		383.24	
Late Fees	502.99		502.99	
Interest	2.14		2.14	
TOTAL REVENUE	84,361.37		84,361.37	
 OPERATING EXPENSES				
General/Administrative				
Management Fee	1,542.00		1,542.00	
Postage & Office Supply	60.64		60.64	
Fees to Division	408.00		408.00	
Truist Loan Interest	383.24		383.24	
Subtotal-General/Admin.	2,393.88		2,393.88	
 Landscaping				
Payroll	5,685.00		5,685.00	
Payroll-Simple Ira 3%	170.55		170.55	
Payroll-Taxes/HRA	934.90		934.90	
Grounds Maintenance	7,802.07		7,802.07	
Plant/Shrub/Sod Replcmnt	3,820.63		3,820.63	
Lake Maintenance	350.00		350.00	
Subtotal-Landscaping	18,763.15		18,763.15	
 Maintenance & Repairs				
Building/Sidewalk Repair	912.88		912.88	
Subtotal-Maint & Repairs	912.88		912.88	
 Utilities				
Electric	928.12		928.12	
Cable T.V.	5,101.99		5,101.99	
Telephone	215.67		215.67	
Subtotal-Utilities	6,245.78		6,245.78	
 Insurance				
Insurance Premiums	19,826.00		19,826.00	
Subtotal-Insurance	19,826.00		19,826.00	

	Month to Date	%	Year to Date	%
	-----	-----	-----	-----
Reserve Transfers				
Reserve-Pooled	34,042.00		34,042.00	
	-----		-----	
Subtotal-Reserves	34,042.00		34,042.00	
	-----		-----	
TOTAL EXPENSES	82,183.69		82,183.69	
	-----		-----	
EXCESS REVENUE	2,177.68		2,177.68	
	-----		-----	
BEGINNING BALANCE	79,660.01			
ENDING BALANCE	100,272.04			

BUDGET COMPARISON - Ballantrae Condominium
January, 2026

01/31/26

PREPARED FOR :
BALLANTRAE CONDOMINIUM
ASSOCIATION, INC.

PREPARED BY :
Miller Management Services
2848 Proctor Road
Sarasota, FL 34231

	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
REVENUE									
Maintenance Fee	49,431	49,431			49,431	49,431			593,173
Reserve Fees	34,042	34,042			34,042	34,042			136,168
S/A TRUIST Loan Interst	383		383		383		383		
Late Fees	503		503		503		503		
Interest	2		2		2		2		
Application Fees		25	-25			25	-25		300
Gate Openers		8	-8			8	-8		100
TOTAL REVENUE	84,361	83,506	855		84,361	83,506	855		729,741
OPERATING EXPENSES									
General/Administrative									
Management Fee	1,542	1,542			1,542	1,542			18,504
Postage & Office Supply	61	267	206		61	267	206		3,200
Legal & Accounting		917	917			917	917		11,000
Fees to Division	408	34	-374		408	34	-374		408
Truist Loan Interest	383		-383		383		-383		
State Corp. Fees		5	5			5	5		61
Misc/Bad Debt/Website		750	750			750	750		9,000
Social & Caring		83	83			83	83		1,000
Subtotal-General/Admin.	2,394	3,598	1,204		2,394	3,598	1,204		43,173
Landscaping									
Payroll	5,685	5,167	-518		5,685	5,167	-518		62,000
Payroll-Simple Ira 3%	171	158	-12		171	158	-12		1,900
Payroll-Taxes/HRA	935	1,000	65		935	1,000	65		12,000
Grounds Maintenance	7,802	7,833	31		7,802	7,833	31		94,000
Equipt Maint/Gas/Supply		167	167			167	167		2,000
Storm Clean Up		417	417			417	417		5,000
Tree Trimming/Replcmnts		625	625			625	625		7,500
Irrigation Maintenance		333	333			333	333		4,000
Fertilize/Mulch		750	750			750	750		9,000
Plant/Shrub/Sod Replcmnt	3,821	1,250	-2,571		3,821	1,250	-2,571		15,000
Lake Maintenance	350	417	67		350	417	67		5,000
Subtotal-Landscaping	18,763	18,117	-646		18,763	18,117	-646		217,400
Maintenance & Repairs									
Building/Sidewalk Repair	913	542	-371		913	542	-371		6,500
Roof Repairs		167	167			167	167		2,000
Other/Gate/Misc.		83	83			83	83		1,000

General Ledger -- Ballantrae Condominium
2026 Reserves to 01/31/26

01/31/26

ACCT PPTY #	DESCRIPTION	REFERENC	BALANCE FORWARD	DEBIT	CREDIT	ENDING BALANCE	REMARKS
3301	Reserve-Pooled Accounts	CREDIT	246,128.24				
1	01/13/26 UES Professional	CD-47607		2,376.00		243,752.24	pavement resurfacing CMT
1	01/15/26 Superior Asphalt	CD-47608			202,730.00	446,482.24	void 11/19 payment
1	01/16/26 Superior Asphalt	CD-47609		202,730.00		243,752.24	11/2025 paving project
1	01/16/26 Superior Asphalt	CD-47610			3,150.00	246,902.24	minus drain cover replcm
1	01/16/26 Jacobs Concrete	CD-47611		3,150.00		243,752.24	paving-drain cover replcm
1	01/13/26 Gulfoast Gates	CD-47614		2,354.00		241,398.24	PavingProject/gate loops
1	01/22/26	GJ-47702		1.00		241,397.24	CPA AJE #1 adjust fund ba
1	01/23/26	GJ-47711			34,042.00	275,439.24	1st Qtr. POOLED Reserve
1	01/29/26 New Life Well an	CD-47760		4,850.00		270,589.24	2hp 1ph submersible pump
1	01/29/26 Jacobs Concrete	CD-47763		2,350.00		268,239.24	wooden curbing to concret
						268,239.24	
3335	Prior Year Reserve Int	CREDIT	71,025.05				
1	01/01/26	GJ-47820			9,238.08	80,263.13	transfer 2025 int
						80,263.13	
3340	Current Year Reserve Int	CREDIT	9,238.52				
1	01/22/26	GJ-47704		.44		9,238.08	CPA AJE #3 reclass SpecsAs
1	01/31/26	GJ-47819			253.23	9,491.31	January TRUIST M/M int
1	01/01/26	GJ-47820		9,238.08		253.23	transfer 2025 int
1	01/31/26	GJ-47821			198.03	451.26	January SCHWAB M/M int
						451.26	
	TOTAL DEBITS=			227,049.52			
	TOTAL CREDITS=				249,611.34		