

Ballantrae Condominium Association

Board of Directors Meeting Notice

DATE AND TIME: Wednesday, May 20th, 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 6:00 PM. Ben Elliott, Andrew Lowther, and Gordy Shonka were in attendance. Quorum established.**
2. Approval of Meeting Minutes
 - a. 3-24-2026: **Andrew Lowther made a motion to approve the minutes as posted and waive the reading. Gordy Shonka seconded the motion. Motion carried 3-0.**
3. Officer Reports
 - a. President's Report
 - i. Upcoming and Completed Projects. **The committees are all running strong and have much better participation than in previous years. The strong committees are what is going to keep Ballantrae improving. Please reach out to get involved in making Ballantrae better and better every day.**
 - b. Treasurer's Report
 - i. Accounts Receivable Report: **There are two accounts that are severely delinquent with liens placed on both properties. One is a reverse mortgage, which is challenging to collect on, but the foreclosure process has been initiated. The second also has a lien filed, but is not yet in the foreclosure process. The total outstanding is over 20,000.**
 - ii. General and Reserve Fund Balances: **Operating revenue continues to be at a surplus. The funds are over \$100,000. Reserve funds are at \$343,000.**
4. Committee Reports
 - a. Social
 - i. Upcoming events: **No Report**
 - b. Rules and Regulations: **No reported rule violations.**
 - c. Welcome Committee: **7357 Ballantrae Place – Charles and Lynne Koller. 7427 Carnoustie Dr, – Joel and Margo Marver. 3641 Gleneagle Dr. Ilonka Sharell**
 - d. Grounds
 - i. Seasonal Cut-Backs (In-Progress): **A hard prune is in progress. Expect some stress on the plants. If plants are dead after the cut-back, they will be replaced.**
 - ii. Irrigation Updates: **The pump on the North Side has been burnt out. Parts ordered to remedy.**
 - iii. FPL Utility Transformers (In-Progress): **FPL Vaults have been painted and landscaping has been refreshed around them.**
 - iv. Seawall Beautification Project: **Rabbits were eating at the jasmine, so the jasmine plants were removed temporarily. Further projects to take place along the sea wall later.**
 - v. Other Enhancements: **Guard-House Landscaping is being added, including along the exit side right before the guardhouse to the right as someone is leaving.**

- e. Building
 - i Guard-House / Welcome Center Renovation Update: **Guardhouse interior has been restored. Several items were crumbling apart. Great volunteer work made this possible with David Grigg and Sally Jones heading up the charge. Next the exterior will be improved.**
 - ii Driveway and Sidewalk Replacements: **Several driveways are being replaced. This will complete through building 8.**
 - iii Cul-de-sac Asphalt: **Reached out to the Asphalt company to address advanced aging to the cul-de-sacs.**
- f. ARC & Work-Orders
 - i Hurricane Screens
- 5. Old Business
 - a. No scheduled old business **Video cameras were brought up to mount at the guardhouse. Team to investigate.**
- 6. New Business
 - a. No scheduled new business
- 7. Adjournment: **Andrew Lowther made a motion to adjourn the meeting. Ben Elliott seconded the motion. Meeting adjourned at 6:55.**
 - a. Next Meeting TBD