

Balintore Board Meeting

June 22, 2023 6:00 PM

Eastlake Fire Station

Prepared June 23, 2023 by Jennifer Arata

Meeting called to order at 6:02 by John Arata

Roll Call

John Arata – President; Jennifer Arata – Treasurer; Beth McElveen – Secretary; Rob Reardon – Director; and Matthew Morgan – Property Manager in attendance. Jeremy Froehner – Vice President, Director was unable to attend.

Quorum present. Jennifer Arata confirmed the meeting notice was posted as required.

Approval of Minutes

John Arata made a motion to approve the April 27, 2023 minutes, and waive the reading, 2nd by Jennifer Arata. Approved.

Treasurer's Report

Jennifer Arata stated that as of the April 2023 financials we were on track with approved Budget and net income was favorable to Budget by approximately \$3,000. Potential legal expenses due to document preservation requirements and leasing amendment consideration, tree and conservation area landscaping expenses will likely be incurred in the 2nd half of the year. Reserve balance is \$113, 595 and monthly reserve contributions are being made as budgeted and are consistent with recommended amounts in most recent reserve analysis.

Two homeowners' dues for 2023 remain outstanding. Final statutory collection letters were sent in May with no response and these accounts will be referred to our collection attorney. The one member's account referred to collections earlier in the year for 2022 and 2023 outstanding dues was paid in full in June 2023.

Unfinished Business:

Architecture/Grounds Committee Update

One alteration request was submitted since the last meeting but is pending review for driveway replacement.

Spring clean-up of front entrance was completed by Lopez Landscaping including ficus hedge trimming, replacement of some perennial plants, clean-up of all beds and addition of pine bark nuggets.

One violation notice was sent for tree overhanging neighbor's roof and was resolved.

Ongoing boat parking violation was resolved by our attorney negotiating a signed agreement with the homeowner confirming future compliance with parking restrictions.

Social Committee

No updates. Still looking for volunteers to lead the committee. Next events expected during the holidays.

New Business:

Preservation of Balintore Documents

There is a 30 year requirement for HOAs to “preserve” the community documents per the Marketable Record Title Act (MRTA) or the documents expire and would require a complete restart of the document process which is expensive and complex. Per our attorney, the 30 year deadline for Balintore is September 16, 2024. The attorney strongly recommended that the Board complete the “document preservation” process in a conference call with the Board and Property Manager on February 15, 2023. Our attorney estimated the cost at approximately \$2,000 - \$3,000. He recommended that we complete the process in advance of the deadline to ensure the process is completed timely.

Jennifer Arata made a motion for the Board to proceed with the document preservation process as recommended by our attorney, 2nd by Rob Reardon. John Arata asked the Board to delay the work until at least later this year since the deadline is over 1 year away. Motion was approved. The Board will consider timing at the next meeting.

Leasing Amendment Considerations:

The Board discussed the desire to present a leasing amendment to the members. Draft amendment language was provided by our attorney. The Board asked how the amendment would apply to owners who purchased their property prior to the passing of the amendment. Jennifer Arata will follow-up with the attorney and notify the Board. The Board is in favor of a leasing amendment and would like to Board to present the amendment for a vote at the 2023 annual member meeting. Updates will be sent to the Board once provided by our attorney.

Monitoring of contact@balintore.com

Beth will follow-up. The issue isn't urgent as this email address isn't required or assigned to be monitored. Other contacts are available on the website and are actively monitored by our property manager. This is just a effort to clean-up unnecessary information on the website.

Spectrum Cable Update

After going silent for several months, a new account executive contacted our property manager. The account executive provided a new proposal with a change in price and services but didn't address questions/topics asked of the prior account executive. This will need to be restarted with Spectrum but the Board is still concerned about the 5-year agreement and the likely changes in technology over that period of time. The Board agreed to consider next steps at the next Board meeting.

Coordination of Roster

Beth confirmed all updates have been submitted to property manager. The Board also agreed that since the website was open to the public, the roster would only be available to members and could be requested by contacting ProActive. Members can request that their information is excluded from the

version of the roster that is available to other members. The Board also agreed that financials would no longer be added to the website until a portion of the website could be secured for members only. Requests for financials should also be directed to the property manager.

Owner Comments

None. No owners present.

ProActive Action Items

The property manager will continue community drive-throughs and monitor status of the renovation at 4380 Sawgrass as building materials are expected to be installed the week of June 26th. Owner has been notified to remove the materials from the front yard if install cannot be completed by the end of the month.

Beth mentioned a potential violation notice be sent to 3712 Doral for dead shrubs. The Board agreed to monitor.

Scheduled Next Meeting

Next meeting is scheduled for October 17, 2023 6pm at the Fire Station.

Meeting adjourned at 7:05