

## **Balintore Annual Homeowners Meeting**

**October 19, 2023 – 6:30 PM**

### **Lutheran Church of the Resurrection**

Meeting was called to order by President, John Arata, at 6:30 PM

#### Roll Call

John Arata – President; Jeremy Froehner – Vice-President; Jennifer Arata – Treasurer; Beth McElveen – Secretary; Rob Reardon – Director; Matthew Morgan – Proactive Management; approximately 35 homeowners present or represented by proxy.

Quorum present

Proof of Notice of Meeting Verified

Homeowners introduction to attendees

Motion by Jennifer Arata for approval of 2022 Annual Homeowners Meeting Minutes; 2<sup>nd</sup> by Jeremy Froehner. Minutes approved.

Organization meeting minutes approved.

Motion by Jennifer Arata to approve June 22, 2023 Board of Directors Meeting Minutes; 2<sup>nd</sup> by Rob Reardon. Minutes approved.

#### **Treasurers Report**

Jennifer Arata reported that the July results indicate a positive balance of approximately \$4000. With expected expenses for the balance of the year, the projection is that the year close within the budget. There are some potential legal charges that should be covered under the existing budget. The reserve balance is approximately \$115,000 which is on target with the reserve guidelines per the advice of a 3<sup>rd</sup> party. The expectation is that the 2024 budget will remain relatively the same as the 2023 budget.

There are some homeowners who are paying quarterly. There are currently 2 past due homeowners. 1 delinquency has been resolved by attorney.

Relative to the 2024 budget, contracts are in place with most expenses. Projected increases are in the range of 1.5 – 5%. Insurance is projected to increase 30%. The FLC contract states an increase of 1.5%. The net expectation is that annual dues will not be increased. 2024 invoices for annual dues are expected to be mailed in the first half of December 2023.

#### **Landscape Committee**

Jennifer Arata reported there is one more weekly cut. Then the cutting will transition to biweekly. FLC applied blend to yards. Homeowners appreciated notification and opportunity to water. Overall everyone seems pretty satisfied with the landscape service.

#### **Architecture Committee**

A total of 3 requests have been handled year to date. Attendees were reminded that any changes need to be submitted on architectural forms found on the Balintore website.

John Arata spoke about deed restrictions. He said that overnight street parking is prohibited and is being monitored. Violators will receive a notice. There continues to be a focus on speeders. Letters will be going out to the folks who have been seen speeding. The association will send up to 3 letters per violator. Then the attorney will send a letter (fee of \$125) that will lead to mediation. There are also reports of people disregarding stop signs.

### **Social Committee**

The past members of the Social Committee have left their posts. John Arata called for volunteers to join the Social Committee. There were no volunteers.

### **Misc Items**

Jennifer Arata gave an update on the Spectrum initiative. She explained that, after months of no response, Spectrum came back 2 months ago with different terms including a higher cost. It was agreed that this project would be tabled due to the lack of response from Spectrum and the potential liability.

Beth McElveen spoke about the roster and requested that everyone submit any updates to their contact information to Kathy Kunsman. The rosters will be updated and distributed by the end of the year.

### **New Business**

Florida law states that Preservation of Documents has to be done every 30 years. This means that all documents have to be reconfirmed and refiled with the State by September 2024. The legal fee for this effort is approximately \$3,000. If not completed by the 30 year deadline, Balintore documents would need to be redrafted at a substantially higher cost. At the advice of our attorney, the Board approved the legal cost to refile the current documents referred to as Preservation of Documents at the June 22, 2023 Board Meeting.

John Arata proposed that a leasing amendment be developed to limit the number of housing leases within Balintore to 10% (6). There are currently no leasing restrictions. The leasing amendment requires 75% of homeowners to approve. All leases would require a 1 yr lease. It would also eliminate the ability to advertise on AirBNB. If you vote against it or don't vote at all, you will not be required to adhere – per FL statute. If the current owner does not sign up for the leasing amendment, when they sell the new owner is automatically enrolled. Matt added that if someone wants to lease and Balintore is at maximum tier, they would not be allowed to lease and a waiting list process would be established

### **Owner Comments**

There are 2 openings on board: By show of hands, Beth McElveen and John Arata to stay on board. No other nominees.

ProActive will be leading a neighborhood walk thru on Monday, October 23rd. Some trees are overhanging the roads and need to be trimmed as the overhang can impact emergency vehicle response, garbage pickup, etc.

Bob K asked about rust stains at entrance. John explained that the water is being treated monthly but is not effectively controlling the rust. John is going to meet with the irrigation company and try to determine a fix.

Michelle asked about getting rails fixed next to her house. Jennifer Arata indicated that the minimum order for the railings is 12. This will be monitored and when there are 12 that need to be replaced this will be done.

John adjourned meeting at 7:30