

Balintore Board Meeting
February 8, 2023 6:00 PM
Eastlake Fire Station

Meeting called to order at 6:01 by John Arata

Roll Call

John Arata – President; Jeremy Froehner – Vice President; Jennifer Arata – Treasurer; Beth McElveen – Secretary; Robert Reardon – Director; and Matthew Morgan – Property Manager in attendance.

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

September Board meeting minutes and November Board meeting minutes were approved.

Treasurer's Report

Jennifer Arata stated that the Balintore budget closed with approximately \$1000 positive. There was an overage in legal fees; however there were some general savings across several accounts. Ended year with Reserve balance of approximately \$110,000.

The 2023 budget was finalized during November meeting. Budget went out as part of annual invoice packet. Insurance policy came in \$1400 higher than planned. Yellowstone will maintain conservation area at no additional cost. As of end of January, 59 residents have paid in full or started quarterly payments. 7 are past due. Notices are being sent. One on payment plan since 2022.

Committee Updates

Architecture/Grounds Committee

The Yellowstone contract has an annual renewal clause with a March 1 date. There is a locked in price increase of 1.5%. With an expected adjustment to this clause 5% was put in budget. The permit has been approved for the conservation area. While the fence has to stay some railings were left open intentionally to allow the deer to jump the fence and hopefully create less damage to the fence. Yellowstone has agreed to maintain the conservation area to the degree allowed by Pinellas County at no additional cost.

Due to the potential hazard, a dead tree was removed from the front entrance at a cost of \$1500. Plans are underway to spruce up the front entrance in March.

The Board is not aware of any issues with Yellowstone at this time.

The committee conducted a walk-thru in December. There were 7 minor issues noted and notices have been sent.

Social Committee

The Santa event was great. The Board recommends that this event be held again in 2023.

Mary Kralowitz has offered to chair the picnic this year. The Board agrees. The tentative month will be April. Mary is confirming location and details.

Mary has announced she will be retiring from the social committee after the picnic.

Jeremy brought up issue of speeders in neighborhood. The Board has received numerous complaints of speeders. While there are several residents who are violating the 15 mph posted speed limit, delivery services such as Amazon and FedEx are also violators. Matt has agreed to send out a general communication to neighborhood re the importance of adhering to the posted speed limit. Jeremy offered to procure signs that can be attached to the stop signs as reminders. Matt to confirm this does not violate sign deed restriction. Matt to check with Patrick re other options implemented by other neighborhoods.

New Business

Website

The contact@balintore.com link on the website is not being monitored. Beth will work with Jadine to get this link removed.

Beth will work with Jadine to update website.

Spectrum

Matt is awaiting response from Spectrum on questions presented. Matt to follow up. The Board is doing due diligence for this project. It is much more involved than originally presented.

Coordination 2023 Roster

Beth to get with Jadine to review roster and determine next steps.

ProActive Action Items

Matt to call Amazon & FedEx re speeding email verbiage.

Matt to draft email communication to send to Balintore residents regarding adherence to speed limit.

Tentative date of the next Board meeting is April 27, 2023. Matt to confirm fire station availability.