

**Balintore BOD Meeting**  
**July 19, 2022 6PM**  
**Approved**

The meeting was called to order by John Arata at 6:03PM 2<sup>nd</sup> by Jennifer Arata

Present- John Arata, President; Jennifer Arata, Treasurer; Michele O'Hara, Secretary;  
Rob Reardon, Director; Matthew Morgan and Patrick Kochenour, Proactive  
Management and Julie Davis, Proactive guest  
Quorum present

Approval of April 19,2022 minutes by Michele O'Hara, 2<sup>nd</sup> by Jennifer Arata

Treasurer's Report

Financials ending June 30<sup>th</sup> show a net loss of \$574.00 and a reserve balance of \$107,926.79. Loss due to legal fees approximately \$5.1K over budget due to a homeowner dispute. Landscape expenses are down \$2.7K due to pending work on the conservation area and miscellaneous expenses of \$2.0K.

The Reserve analysis was completed in May of this year by Custom Reserve LLC for the period May 2022 through 2052. The study concluded that our reserve balances and current contributions are sufficient to address future replacement needs, even with increased cost considerations.

Several HOA payments have been made in July and will be reflected on the July 30<sup>th</sup> financials.

Architecture Committee

5 homeowner requests have been received since our April meeting. 2 painting and 2 minor repairs were approved. One application was returned to the homeowner for paint color update.

The annual walk-through was completed and nearly all homeowners have made requested adjustments or have scheduled work to be completed.

Pending notice/violation items have been added to our estoppel process.

Landscape Committee

FLC is taking corrective measures due to property damage related to the large riding mower.

A Landscaper has been hired to complete trimming of growth along our entrance wall as well as clean-up and mulch the planters at the intersection of Doral and Sawgrass.

We are still waiting for a response from the county regarding the care of our conservation area. A certified letter has been sent requesting approval or modification to the plan prepared by Armstrong Environmental.

The Lansbrook Golf Course has been contacted regarding overgrowth of the waterway edges. The Landscape committee will send a letter with photos to address this issue.

[Contact@balintore.com](mailto:Contact@balintore.com)- links to be finished and information to be updated.

Spectrum Resident Discount Program

Nicolas Romer from Spectrum will attend our Homeowner's Annual Meeting on October 4<sup>th</sup> to discuss the discount program for Balintore residents. He will be available to answer any questions, and the board will request feedback from the members.

Sale & Lease Applications/Lease Amendment

Updated Sale and Lease Applications were reviewed. An updated Leasing Amendment is being reviewed by the Balintore attorney and will be presented to the homeowners for comments and approval at the annual meeting.

ProActive Action Items

A 2nd violation letter will be sent to a homeowner for lawn maintenance and painting violation.

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Future Meetings

September 13, 2022 6PM – Zoom BOD meeting to finalize materials for the Homeowners Annual Meeting.

October 4, 2022 7PM Annual Homeowner's Meeting -Location is tentative at the Lutheran Church. Confirmation to be sent to all homeowners.

November 1, 2022 6PM BOD meeting to finalize the budget for 2023.

Motion to adjourn the meeting at 7:40PM by Michele O'Hara. 2<sup>nd</sup> by John Arata

*Michele O'Hara* 09/23/2022