

Approved

Balintore Board Meeting
April 4, 2024
East Lake Fire Rescue 6pm
Prepared April 9, 2024, by Jennifer Arata

Meeting called to order at 6:45 by John Arata

Roll Call

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

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

Approval of Minutes

Motion made by Jennifer Arata to approve February 20, 2024 minutes and waive the reading. Second by Beth McElveen. All approved.

Motion made by Jennifer Arata to approve the April 2, 2024 minutes and waive the reading. Second by Beth McElveen. All approved.

Treasurer's Report

February YTD Net Income favorable \$1.7K. Insurance expense not recorded as expected and Treasurer needs to discuss with CPA. No other significant variances to date.

Reserves are as budgeted. Total reserve balance \$119,264 and consistent with recommendations in most recent Reserve Study.

Dues for three members are delinquent more than 90 days. Notice of Late Assessments letters mailed. If not paid in 30 days, approximately 5/1, accounts will be referred to collection attorney.

Grounds/Architectural Committee

Spring walkthrough completed March 20th with several Board and Committee members and property manager. Letters in process of being reviewed before mailing. Rental property at 3699 Doral has still not address palm tree trimming violations. No other concerning violations noted.

Mailbox painting initiative is still going to be pursued but no exact dates determined.

Tree trimming at corner of Doral and Sawgrass determined to be a priority in order to leverage Stevens Tree Service work being performed at Indigo and shared entrance on April 5th. Committees will consider new planting and clean-up in that common area and will propose a plan to the Board.

Unfinished Business

“Library” box agreed by Board to proceed. Positive comments provided by neighbors. Placement to be determined by committees.

Balintore Preservation of Documents mailing discussed at member meeting. Those documents have been filed and mailed to members are required. This project is complete.

Leasing amendment vote passed. Attorney will be contacted by Jennifer Arata to determine next steps.

New Business

Accounting Services – Jennifer Arata provided some background on current accounting services. Due to some challenges experienced in 2023 and limited technology options, the Board agreed to participate in a demonstration of the accounting services offered by ProActive. Beth McElveen and Jennifer Arata participated in the demonstration and a matrix of services was presented to the Board comparing our current services to the services offered by ProActive. The Board was impressed by the additional features and services for a similar price. Jennifer Arata made a motion to transition Balintore’s accounting services to ProActive, 2nd by Jeremy Froehner. All in favor, none opposed. ProActive’s contract changes will be reviewed and if as expected, termination letter will be sent to David Ormiston prior to May 1st. Transition date to be determined.

Other Board Discussion

None

ProActive Action Items

None

Owner Comments

No owners present.

Next Meeting

July 18, 2024 6pm pending confirmation of Fire Rescue meeting room availability

Adjourn

Meeting adjourned at 7:20pm

