

Approved

Balintore Board Meeting  
November 1, 2022 6:00PM  
Arata Residence

Meeting called to order by John Arata at 6:04PM

Roll Call

John Arata-President; Jeremy Froehner- Vice President; Jennifer Arata- Treasurer; Matthew Morgan (Beth McElveen- Secretary and Rob Reardon- Director were not present)

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

There were no prior meeting minutes to approve.

Treasurer's Report

Jennifer Arata presented proposed 2023 Budget which considered the most recent September 2022 results.

The proposed 2023 Budget includes an increase in the annual assessment to \$1,675.00. This is an increase from the \$1,500.00 2022 assessment or \$175 annually/\$14.53 monthly. The last Balintore assessment increase occurred in 2016.

The primary budget drivers were discussed including insurance, electricity, contractual price increases and general inflation. Clarification questions were asked by John Arata and Jeremy Froehner.

Jeremy Froehner made a motion to approve the 2023 Budget as presented, 2<sup>nd</sup> by John Arata. The Board approved.

Jennifer Arata mentioned the fraud incident recently reported in the news regarding First Choice Association Management, another local property management company so the Board would be aware if members inquired. The fraud was reported to have impacted several of First Choice's clients. The Board discussed the segregation of duties Balintore currently has in place including use of an independent CPA and established documented approvals provided by the Balintore Treasurer prior to cash disbursements. We discussed that these Balintore procedures were appropriate, and no changes were suggested at this time.

Committee Updates

Jennifer Arata, the Committee chairperson, requested that the Board approve updated Architectural Rules and Procedures. The last update was in 2012. The changes included:

- Item 9 – revised the reference to the Property Alteration form location on Balintore.com
- Item 11 – Clarified that any driveway material, including newer products available on the market, should be similar in color and appearance to natural concrete. The

Committee wanted to clarify that the consistent appearance of all driveways/sidewalks is the desired standard. This topic is more common as driveways are aging and concrete cracks are more prevalent.

- Page 6 - General statement added stating that all requirements included in our official Balintore documents prevail in the event of a conflict or omission in the Architectural Rules and Procedures.
- Version and approval dates updated to November 1, 2022

The Board discussed and asked clarification questions but suggested no other changes. John Arata made a motion to approve the revision, 2<sup>nd</sup> by Jeremy Froehner. The Board approved. Updated document will be posted on Balintore.com.

Jennifer Arata reported that progress was being made regarding the standard for the ponds and the conservation area maintenance. The pond issue was directed to SWFWMD by the County and a permit was submitted on 10/31 to the County as they requested to further consider our conservation area renovation plan. No further updates have been provided on either topic to date.

#### Spectrum Initiative

Discussed the need for a plan to proceed with this potential project as initial member feedback was positive. A small group from the Board will work with Spectrum and ProActive to define project steps. When appropriate, we will have to discuss further with the Balintore attorney as this service will require an amendment and 75% approval from members per our current Documents. This initiative is expected to take several months and should include appropriate check points.

#### Owner Comments

None

#### ProActive Action Items

Matt Morgan confirmed ProActive can assist with the Spectrum initiative and can leverage experience with other communities. Matt also stated he had potential SWFWMD contacts that may be useful addressing the golf course pond issue. Jennifer Arata will provide Matt with the SWFWMD contacts that the County provided.

#### Next Meeting

Tuesday, January 24 2023, 6pm – Location TBD

Meeting adjourned at 6:50pm by John Arata, 2<sup>nd</sup> Jeremy Froehner

