

*BALINTORE BOD MEETING

April 19, 2022 6PM

Approved

The meeting was called to order by John Arata at 6:05P, Second by Jeremy Froehner

Present – John Arata, President; Jeremy Froehner, Vice President; Jennifer Arata,

Treasurer.

Michele O’Hara, Secretary; Rob Reardon, Director; Patrick Kochenour and Matthew Morgan-Proactive Management

Quorum present

Approval of February 15, 2022 minutes by Jennifer Arata, 2nd by John Arata

Treasurer’s Report

- * February YTD net loss of \$671.00 with a reserve balance of \$105,235.00
- * March Financials are pending.
- * 3 assessments are due from residents. 1 property is under contract for a sale and will be resolved at closing. Collection letters have been sent by the CPA as required by statute. Collection process will proceed for the other 2 outstanding assessments.
- * Updated reserve analysis will be conducted onsite, April 26th at 1PM. This is in preparation for the 2023 budget.
- * 2021 Tax return is completed and paid. Signed forms to be sent by October 1, 2022

Architectural Committee

- * Property walk-through was performed March 4th. 23 notices were sent for sod replacement, landscape cleanup and pressure washing. Some notices recommend increased irrigation, rather than sod/landscape replacement.
- * 2 requests approved since our last meeting. Painting and roofing. Residents must remember to apply for approval for any projects, even if painting the house exterior the same color.
- * Updates to property alteration forms are being evaluated – specifically for solar panels and window replacements.

Grounds Committee

- * FLC has resumed weekly service.
- * Lansbrook Golf Course repaired the leak on Sawgrass. No further issues reported.
- * The Conservation area maintenance and preservation has been discussed with Cliff Still who is with the county Environmental Review Management Committee. The county has confirmed that no maintenance is permitted under the current statute. Cleanup has been discontinued and the removal of 2 trees is being investigated by the county.
- * Vendor contacts will be revised and supplemented with new vendors on the Balintore Website.

A neighborhood newsletter is suggested to keep residents informed of changes and regulations in the community. This will especially benefit new residents.

Owners Comments

- * Investigate a community wide contract for internet/ tv and phone service with Spectrum. Proactive will coordinate with the Spectrum representative and the board will inform the Homeowners of the proposed contract and savings.
- * Request the Lansbrook Golf Course to clean up the sidewalk along the golf course.

The next Board of Directors meeting is scheduled for July 19, 2022, at 6:00PM at the Fire Station.

Meeting was adjourned by John Arata at 6:45PM 2nd by Michele O'Hara

Michele O'Hara 7/19/2022