

Ballantrae HOA Board Minutes  
6 May 2008 7:00 PM

1. The Ballantrae HOA board meeting was held at the clubhouse meeting room Tuesday evening, 6 May 2008. All board members, Richard Solkin, Allen Schmidt, Rita Flateau, and Scott Foster were present along with Ameri-Tech manager, JC Eckstein. Minutes of the previous meeting were approved as read.
  
2. Manager's report:
  - a. JC reported that we were delinquent \$196,000 in March. We have collected \$43,000 in April, leaving a balance of \$153,000 to collect. Of this amount, approximately \$25,000 is already under lien. To deal with this situation, the HOA Board directed JC to send a demand letter to delinquent homeowners with a demand for payment within 14 days. JC will look into the authority to charge \$25.00 per month late charge. Homeowners that fail to pay or not make any arrangements for payment will be turned over to a collection agency.
  
  - b. JC reported that the HOA has changed insurance policies which expanded coverage and saved \$3,000 on the premium. JC also reported that our CDs don't mature until September 2008.
  
3. The following Committee Reports were made:
  - a. Design Review Board: no issues.
  - b. Safety Committee – No report
  - c. Communications Committee – Volunteers are still needed.
  - d. Social Committee: Richard Solkin announced that a new committee is forming and will be announced at a later date.
  
4. Old Business:
  - a. The Pasco Alliance for Community Associations (PACA) fees were paid and our HOA is now a member.
  - b. The county is moving forward to block Progress Energy from using the 54 corridor for the high voltage power lines. We put full effort into supporting a community meeting with Progress Energy representatives. The meeting was held at Rushe MS cafeteria on 28 April and attended by over 500 area residents – mostly along SR54. Full support will be given to PACA, the county, and other organizations opposing the power lines.

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c. Security hire: The off-duty Pasco County Sheriff officers are already at work in the community. Initial reports concerning their presence are positive.

5. New Business:

a. The three-member Fines Committee was appointed by HOA president. The appointees are Steve White, Glenn Paul, and Steve Bobick. The Fines Committee will report back to the HOA Board on their recommendations at the June HOA meeting.

6. The next HOA board meeting will be on Tuesday, 3 June 2008 at 7PM. The meeting was adjourned at 8:38PM.

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Richard Solkin  
President

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Allen C. Schmidt  
Secretary