

Ballantrae HOA Board Minutes
8 January 2008 7:00 PM

1. The Ballantrae HOA board meeting was held at the clubhouse meeting room Monday evening, April 23rd, 2007. All board members Richard Solkin, Allen Schmidt, Rita Flateau, and Scott Foster were present along with Ameritech manager, JC Eckstein. Minutes of the previous meeting were read by Allen Schmidt and approved as read.
2. Manager's report:
 - a. JC reported that delinquencies have been reduced from \$31,700 to \$25,000. The starting point for since Ameritech assumed management was \$36,000.
 - b. 12 delinquent homeowners were reviewed for foreclosure. All of them already have liens. Decision needs to be made on how to pursue fees.
 - h. Ameritech collected \$1,000 outstanding fees from MI Homes.
 - i. JC looked at the most serious violations this month and started trash can compliance initiative to try a positive approach to reducing violations.
 - j. Trees between sidewalk and street must be removed. All violators will be sent letters.
3. The following Committee Reports were made:
 - a. **Safety Committee** – It was reported that several homes had been broken in to during the day time. Security actions may follow if this trend increases.
 - b. **Communications Committee** – The Newsletter will begin to cite crimes in the community. Richard asked Jeanette to provide the monthly statistics.
 - c. **Enforcement Committee** – Commercial vehicles are still an issue in the community. We need to keep the pressure on for compliance. The board will look into establishing a fines committee to deal with repeat offenders.
4. Old Business:
 - a. Mailbox replacement – homeowners must maintain the quality and appearance of current mailboxes but may use alternate sources to purchase new boxes. Richard had samples from another company that manufactures them.
 - b. Rita will head a search committee to increase standing committee membership.

Ballantrae HOA Board Minutes
8 January 2008 7:00 PM

5. New Business:

a. A motion was made and approved to serve a firmly stated demand letter for delinquent fees to those homeowners with liens. The letter would offer a payment plan which would expire if terms are not met. At that time foreclosure proceedings would begin.

b. Motion was made and carried to research and establish a fines committee for compliance. A decision is to be made at the next board meeting.

6. The meeting was adjourned at 9:07 pm.

Minutes for
Ballantrae HOA
7 December 2007

The Ballantrae HOA Board held a board meeting at the Club House on December 7th at 7PM.

All board members were in attendance.
Minutes were read and approved

Manager's Report: JC (Ameri-Tech) reported that the HOA was \$36,000 delinquent in fees when Ameri-Tech took over management. That amount is now down to \$31,700. He also stated that they are pursuing the delinquent fees from MI Homes.

Committee Reports: It was noted that the 4-way stop signs are up with the rumble strips and that we are working with the CDD on the sidewalk addition. It was reported that Amanda resigned as chairperson of the Safety Committee because of her election to the CDD Board. Rita volunteered to put together a search committee to find more members willing to serve on HOA committees.

Old Business: None

New Business: None

The meeting was adjourned at 8PM.

Richard Solkin
HOA President

Allen C. Schmidt
HOA Secretary

Ballantrae HOA Board Minutes
1 July 2008 7:00 PM

1. The Ballantrae HOA board meeting was held at the clubhouse meeting room Tuesday evening, 1 July 2008. HOA Secretary Allen Schmidt chaired the meeting since Richard Solkin was unavailable. HOA board members, Rita Flateau, and Scott Foster were present along with Ameri-Tech manager, JC Eckstein. Minutes of the previous meeting were approved.
2. Manager's report:
 - a. JC reported that we have collected another \$13,888 in delinquencies but we are still far behind on completing collections. JC noted that our process is to send out a friendly notice followed by a delinquency notice. If those are ignored we send a final notice demand letter followed by a lien notice and finally a lien on the property.
 - b. To try to gain better compliance while not spending funds for notices and collection actions on lost causes (houses in default), the board directed JC to:
 - 1) sort through all delinquencies in order to provide an accurate picture of the reasons for each delinquency and probability for collection;
 - 2) Gather accurate phone numbers for owners (particularly absentee owners);
 - 3) Check on cheaper rates for filing liens – possibly without an attorney filing;
 - 4) provide the latest status at the next board meeting;
 - 5) Relook the process for different reasons of delinquency.
3. The following Committee Reports were made:
 - a. Design Review Board: no report
 - b. Safety Committee – no report
 - c. Communications Committee – volunteers and information are still needed.
 - d. Social Committee: no report
4. Old Business:
 - a. It was announced that our CDs mature in September. JC and board members will look at rates.
 - b. Fines committee report back on procedures. No representative was present to report.

Ballantrae HOA Board Minutes
1 July 2008

5. New Business:

a. Serious yard violations. It was moved, seconded, and passed to mow the worst yards at a reasonable rate. No resodding would be done at HOA expense. Determine homes in foreclosure and attempt to collect lawn upkeep fees from the banks. Determine those homeowners that would be subject to a fine and follow the procedures.

6. Other:

a. A discussion on security in the community ensued after the business meeting. Several comments were made as to the effectiveness of the security. One resident remarked that she found a security individual sleeping on the job and was not pleased with comments made by another security official when she asked him what the scope of his duties were. He evidently stated that his duties were traffic control only.

6. The next HOA board meeting will be on Tuesday, 5 August 2008 at 7PM. The meeting was adjourned at 8:15PM.

Richard Solkin
President

Allen C. Schmidt
Secretary

Ballantrae HOA Board Meeting Minutes
June 3rd 2008
7:00PM at Clubhouse

Directors in attendance:

Richard Solkin

Rita Fleteau

Scott Foster

Ameri-Tech property Management: JC Eckstein, LCAM

Meeting called to order at 7:10Pm by Mr. Solkin

Rita Fleteau made the motion to waive the reading of the May '08 minutes , which was second by Scott Foster. Motion past unanimously.

Manager's report.

Mr. Eckstein reported that the accounting firm, Bashor & Legendre, is currently conducting the annual Ballantrae financial review.

JC reported that there were limited responses to the information send regarding the fines committee. He recommended moving forward and staffing the committee as needed. JC identified about 27 homes that will receive a posted and written notice regarding their yards. Homeowners that are not complying are subject to have their lawns serviced by the association at their cost. Mr. Solkin will get quotes from lawn care companies for such services.

JC mentioned reports received from the Sheriff's office regarding actions take on the property. A motion was made by Mrs. Fleteau to temporarily increase the patrols to 4 days. Mr. Foster seconded the motion and it carried unanimously.

Mr. Eckstein reported that delinquencies are down \$ 29, 798.60 from previous month and about additional \$3,000 posted the day of the meeting. He furthermore provided details on the worst delinquent residents.

Mr. Solkin provided a brief update on the Brighthouse negotiations.

After addressing some general questions from the membership, the board adjourned at 8:30PM

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.

Ballantrae HOA Board Minutes
1 April 2008

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.

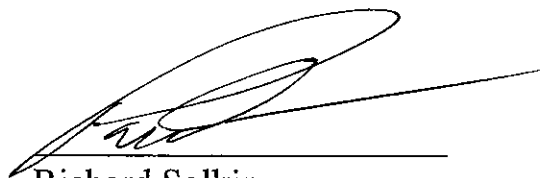
6. The next HOA board meeting will be on Tuesday, 3 June 2008 at 7PM. The meeting was adjourned at 8:38PM.

Richard Solkin
President

Allen C. Schmidt
Secretary

Ballantrae HOA Board Minutes
1 April 2008

- b. Security hire: After discussion of the cost of security to the community, it was moved and seconded to hire the off-duty Pasco County Sheriff officers at \$31/hour for 3 days each week on 4 hour shifts. Motion passed unanimously.
5. New Business:
- a. It was moved by Allen and seconded by Rita to join PACA and pay the \$50 membership fee. Motion passed unanimously.
- b. After Oakstead HOA President (Fred) reported the latest on the Progress Energy plans for a high voltage lines, it was agreed to advertise the upcoming information meeting and try to get maximum attendance from the community. The meeting is to be held at Rushe Middle School cafeteria at 7pm on 28 April 2008.
- c. It was moved and seconded to allow realtors to use alternate "For Sale" signs if approved by the manager. Motion carried unanimously.
- d. JC was asked to review expiration of HOA CDs and begin rate negotiations.
- e. JC was also asked to check out the \$7,000 insurance policy on the town homes we are paying and review the insurance we have as an HOA.
6. The meeting was adjourned at 9:03 pm.



Richard Solkin
President



Allen C. Schmidt
Secretary

Ballantrae HOA Board Minutes
1 April 2008 7:00 PM

1. The Ballantrae HOA board meeting was held at the clubhouse meeting room Tuesday evening, 1 April 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. LT Jack Armstrong from the Pasco County Sheriff's Dept spoke to the HOA concerning providing security to the community. Mr. Bill Parsons, president of the Pasco Alliance for Community Associations (PACA), spoke to the HOA about the organizations which started in 2006 and includes 46 organizations in Pasco County. Mr. Parsons invited the HOA Board to join PACA for a \$50 membership.
2. Manager's report:
 - a. JC reported that we have collected \$15,000 from MI Homes delinquencies. Two out of five delinquent Inland Homes have also been collected. JC reported that we still have \$27,000 in outstanding HOA fees to collect.
 - b. JC reported that he is keeping a matrix of the most serious violations and it is showing an improvement in both lawn and trash can issues. He said he will provide the board with a list of the unresponsive home owners to the violations cited.
3. The following Committee Reports were made:
 - a. Design Review Board: Rich Levy reported no issues.
 - b. Safety Committee – No report
 - c. Communications Committee – Kelly reported that she needs updated information for the web site and that we will need a new editor for the newsletter.
 - d. Social Committee: Jeannie announced the Spring Fling will be held on May 3rd with a rain date of May 10th. She also reported a garage sale of May 10th with a rain date of May 17th.
4. Old Business:
 - a. Fines Committee: It was decided a committee of three members will be set up to levy fines after a demand letter is sent.


Ballantrae HOA Board Minutes
4 March 2008 7:00 PM

1. The Ballantrae HOA board meeting was held at the clubhouse meeting room Tuesday evening, 4 March 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 read by Allen Schmidt and approved as read.
2. Manager's report:
 - a. JC reported that we have 27 homes under lien or foreclosure with over \$27,000 in delinquency.
 - b. Several homeowners are in violation for having trees growing between the sidewalks and the street. JC sent a notice to each. One will comply and another is selling the house so is expected to comply. JC will send a second letter as a violation notice.
 - c. The Colonial Bank General account has \$42,095.35 as of 2-29-08. The Colonial money market has \$150,985.96. The Countrywide money market has \$63,353.39.
 - d. JC will have the accountant review the interest on the HOA CDs with Suntrust and Indymac. Both CDs are accruing over 5% interest since the board started them.
 - e. MI Homes has approximately 37 homes that are delinquent in their HOA fees in the amount of approximately \$16,650. Inland Homes has about 5 homes with delinquent HOA fees. JC will send a letter to MI Homes requesting to clean up their delinquent HOA fees and report on this at the next meeting.
3. The following Committee Reports were made:
 - a. Design Review Board:** Rich Levy reported there are looking into driveway paint colors and white vinyl fence.
 - b. Safety Committee** – Several homeowners were interested in helping with the safety committee.
 - c. Communications Committee** – No report
 - d. Enforcement Committee** – Stickers on the trash cans has been working and there are less violations. Commercial vehicles are still an issue in the community. We need to keep continued pressure on for compliance.

Ballantrae HOA Board Minutes
4 March 2008

4. Old Business:
 - a. Mailbox replacement – JC is getting several phone calls each week about replacement of mail boxes and their parts.
 - b. JC researched whether we have the authority to establish a fines committee. He said we do have the authority. The board will establish a fines committee to deal with repeat offenders.
5. New Business:
 - a. A motion was made and approved to appoint Scott Foster as the HOA Treasurer. Scott accepted the appointment.
 - b. Motion was made and carried to research and establish a fines committee for compliance. A decision is to be made at the next board meeting.
 - c. It was unanimously agreed to check into the cost and requirements to hire security in the communities. JC will e-mail information and we will decide at the next meeting.
6. The meeting was adjourned at 9:03 pm.


Richard Solkin
President


Allen C. Schmidt
Secretary