

Ballantrae HOA Board Minutes  
2 September 2008 7:00 PM

1. The Ballantrae HOA board meeting was held at the clubhouse Tuesday evening, September 2nd, 2008. HOA board members, Rich Solkin, Allen Schmidt, Rita Flateau, Scott Foster, and Rob McIntyre 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 many homeowners still delinquent in paying HOA fees but also noted that are down now under \$100,000 from the two previous months at \$105,000 in August and \$120,000 in July.
  - b. JC reported that we have continued to mow lawns from properties throughout the community but that there is still a process of notification that must be followed before we can mow on the properties. The board directed JC to expedite as much as possible but to also be careful not to incur excessive legal expense.
3. President's Report:
  - a. Richard Solkin reported that we are waiting on the attorney to advise us how to proceed with negotiating the Brighthouse contract since we have hit an impasse.
4. Treasurer's Report:
  - a. JC reported that we will receive the full amount of our CD invested at Indymac but will have to await the processing and documents to clear. b. Our CD with Sun Trust is earning 5.31% and the CD with Indy Mac was earning 5.41%.
5. Committee Reports:
  - a. By-laws committee: Beth Ellstrom is currently reviewing the By-laws with the committee. Once that is done, it will be presented to the board and then to the attorney.

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6. Unfinished Business:

- a. Bright House contract. It was moved and seconded to reject the Bright House pricing offer by not responding to their deadline and instead wait for the Federal ruling on the legal binding builder cable contracts. Part of that offer was to extend the contract to a total of 10 years. The motion passed unanimously.
- b. Security in the Ballantrae. It was moved to table a decision on the possible change of the security force. A discussion would be held at the next meeting. The motion passed unanimously.

7. New Business:

- a. Pasco Alliance of Community Organizations (PACA). A discussion was held concerning our attendance at PACA meetings. Rob McIntyre volunteered to attend the meetings and would contact one of the board members in case he could not attend. No motion required.
  - b. Action on expiring CDs: It was moved and seconded to have Scott review CD rates with JC and to give Scott and Richard the authority to move expired CDs appropriately to receive the best rate in a secure institution. Motion carried unanimously.
  - c. By Laws review: It was moved, seconded to allocate \$5,000 for legal fees and review costs in reviewing and revising HOA by-laws. Beth Ellstrom was appointed as the By-laws Committee chairperson. Other volunteers for the committee were Alexis Albright, Anne Rapisardo, Chris Milano, David Hill, Tracy Peabody, and John Cremeons.
8. The next HOA board meeting will be on Tuesday, 7 October 2008 at 7PM. The meeting was adjourned at 9:38PM.

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Richard Solkin  
President

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Allen C. Schmidt  
Secretary