

Ballantrae Home Owners Association Board Minutes
18 September 2007

I. The Ballantrae HOA Board held a board meeting on 18 September 2007 at the club house. The meeting was called to order at 7:30 PM. All board members were in attendance.

II. Minutes of the 5 September meeting were read by HOA Secretary, Allen Schmidt and approved.

III. Treasurer Report: It was reported that \$27,554.78 was paid to Brighthouse for September. The money that was in reserve for the HOA was placed into 3 CDs and a money market operating account.

IV. Manager's Report: Manager Steve Szekely was not present for the meeting but provided the information to the board. It was reported that as of today, none of the outstanding HOA dues have been paid. The board asked to make this a priority. There were 170 violations reported since last meeting with 35 of those considered serious.

V. Committee Reports: All committees were not represented but it was reported that the Design Review Board has been getting some complaints concerning the timeliness of the responses to their requests. The Safety Committee reported that the traffic study was completed but results were not released. They were also working on the sidewalk issue with the CDD Board.

Kelly Mosely reported on activities for the Fall Festival and the need for volunteers. She also reported that 600 people had attended the Spring Fling. She also reported that information is kept current on the bulleting boards for events in the community

VI. Old Business:

J.C. Eckstein from Ameri-Tech was introduced as the new HOA manager effective 1 November 2007. The HOA Board moved excess funds into CDDs with Sun Trust at 5.45% and Indy Mac at 5.40%.

VII. New Business:

1. Hiring of a new attorney: Allen Schmidt moved to hire Michael Brundy as the HOA attorney. The motion was seconded and passed unanimously.

2. It was moved and seconded to purchase 3 publishing software programs for the newsletter at \$1100.00 and to refund out of pocket expenses to the volunteers who put it together. The motion carried unanimously.

3. A motion was made by Bryan Leach and seconded to increase the HOA board from 3 to 5 members with one year terms. The motion carried unanimously. Richard moved to appoint Rita Fleteau and Scott Foster to the HOA Board. Motion seconded and passed unanimously.

4. It was moved and seconded to approve the proposed budget at \$486,025. The motion carried unanimously.

5. It was moved and seconded to write-off the minimal (less that \$10) late fees from homeowners in the total amount of \$782.33. Collection of these fees would have cost the HOA a significant amount.

6. Upon motion, the meeting was adjourned at 8:50 PM.

Richard Solkin
HOA President

Allen C. Schmidt
HOA Secretary