

**Balintore Board Meeting**  
**July 18, 2024**  
**ProActive Office**  
**Prepared July 19, 2024 by Beth McElveen**  
*Draft*

Meeting called to order at 6 pm by John Arata

**Roll Call**

John Arata – President; Jeremy Froehner – Vice President (via Zoom) : Jennifer Arata – Treasurer; Beth McElveen – Secretary; Rob Reardon – Director; and Matthew Morgan – Property Manager in attendance.

Quorum present. Jennifer Arata confirmed that the meeting notice was posted as required.

Owner attendee: Elizabeth Hall

**Approval of Minutes**

Jennifer Arata made motion to approve minutes from April 4, 2024 meeting. Beth McElveen seconded.

**Treasurer's Report**

Jennifer Arata reported that there are \$120,000 in the reserve account. There have been no charges against reserve this year. Net income is slightly unfavorable to budget by approximately \$500. Insurance is running a little high at this time.

Balintore bank accounts have been moved to South State Bank. Jennifer Arata and Beth McElveen are the designated signees for this account. The 18 month CDs will be cashed in at a penalty but will be renewed at a 7 month higher interest rate. The net of this transaction will result in a higher payout.

**Grounds Committee**

Matthew Morgan reported that ProActive sent out 14 letters to homeowners for violations. These are mostly lawn issues. 5 have not been completed. Pinellas County has requested that HOAs not press on these at this time due to the drought and water restrictions.

Balintore Central – The large oak trees have been pruned. The arborist says these trees are short lived. The sign boards have been replaced. Pine bark mulch has been put in. A cement slab will be poured and a table with chairs will be placed there. Matt will coordinate the purchase and installation of the table/chairs.

Mites got into one tree at the Balintore entrance.

**Architectural Committee**

7 architectural requests have been received and approved. These include painting requests, a roof replacement request and hurricane windows installation.

A request for approval for a shallow well was received. After discussion the board determined there were no concerns with this request. The approval response will include a caveat that rust treatment should be maintained.

### **Old Business**

The transition of the accounting function has transitioned to ProActive as of July 1<sup>st</sup>. Checklist reviewed with the Board.

### **New Business**

Matthew Morgan provided a brief demo of the new portal. He will check to see if the work order function can be disabled. Jennifer will work with Matt to ensure that 7 years of historical documents are loaded on the portal. The Balintore covenants will be placed on the new web portal.

The current Balintore website will be used for social information. The new portal will be used for business information.

Matt reviewed the Summary of the Florida Statute changes regarding HOAs as provided by Tankel Law. As updates are received by ProActive, Matt will send them out.

Other Board Discussion - Beth McElveen stated that there continue to be homeowners and renters who ignore the posted speed limit. The possibility of putting down speed bumps was discussed. Matt shared that Crystal Lakes has several portable speed bumps that are in storage. He will reach out to them to determine if it is possible for Balintore to borrow them.

ProActive Action Items – See above.

Owner Comments – Elizabeth Hall stated the lawn service has wrecked 2 sprinkler heads. John Arata will speak with the lawn service. Elizabeth also stated she has an invoice that is in question and is concerned about the lack of response she has received. Jennifer Arata stated that this issue has been turned over to the attorney and Elizabeth should contact the attorney with any questions or concerns.

Next meeting is scheduled for Tuesday, October 15, 2024. The meeting will be held at the ProActive office.

Jennifer Arata made a motion to adjourn at 7:04. Robert Reardon seconded.