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**MINUTES OF MEETING
HARBOURAGE AT BRADEN RIVER
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Harbourage at Braden River Community
11 Development District was held on Wednesday, May 13, 2015 at 12:00 p.m. at the Harbourage Recreation
12 Center, 5705 Key West Place, Bradenton, Florida.

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FIRST ORDER OF BUSINESS - Roll Call

Mr. St. Denis called the meeting to order.

Present and constituting a quorum were:

24 Susie White	Board Supervisor, Chairman
25 Ian Davidson	Board Supervisor, Vice Chairman
26 Bart Didrick	Board Supervisor, Assistant Secretary
27 Charles Morrill	Board Supervisor, Assistant Secretary
28 Tom Bonenberger	Board Supervisor, Assistant Secretary (via telephone)

Also present were:

29 Bruce St. Denis	District Manager
30 Patricia Comings-Thibault	District Accountant (via telephone)
31 John Vericker	District Counsel
32 Lynn Sallee	Facility Advisors Inc.

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SECOND ORDER OF BUSINESS - Audience Comments on Agenda Items

There was discussion about maintenance in conservation areas.

THIRD ORDER OF BUSINESS - Administrative Matters:

A. Approval of Workshop Minutes of April 1, 2015 Meeting

Mr. St. Denis presented the April 1, 2015 Workshop Meeting minutes and asked for comments
and questions.

On a MOTION by Dr. Didrick, SECONDED by Ms. White, WITH ALL IN FAVOR, the Board approved
the April 1, 2015 Regular minutes of the Board of Supervisors' meeting for the Harbourage at Braden
River Community Development District.

B. Approval of Minutes of April 8, 2015 Meeting

Mr. St. Denis presented the April 8, 2015 Workshop Meeting minutes and asked for comments
and questions.

Corrections: P2, L10 to read, ". . . directed staff to first talk to a manufacturer's representative,
and then to arrange a meeting" and P3, L30 to read, "Davidson."

On a MOTION by Dr. Didrick, SECONDED by Ms. White, WITH ALL IN FAVOR, the Board approved
the April 8, 2015 Workshop minutes, as amended, of the Board of Supervisors' meeting for the
Harbourage at Braden River Community Development District.

C. Acceptance of Financial Statements

Ms. Comings-Thibault presented the Financial Statements and asked for comments and questions.

1 On a MOTION by Ms. White, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board accepted
2 the Unaudited Financial Statements through March 31, 2015 for the Harbourage at Braden River
3 Community Development District.

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5 **FOURTH ORDER OF BUSINESS-Business Items**

6 **A. Presentation of Reserve Study- Lynn Sallee (Facility Advisors Inc.)**

7 Mr. Sallee presented a summary of the Reserve Study and asked for comments and questions.

8 Ms. White recommended the Board should research the pavement section a little further.

9 After discussion there were no specific action taken during the meeting.

10 **B. Discussion of FY 2015-2016 Proposed Budget and Setting Public Hearing**
11 **- Budget Presentation**

12 Ms. Comings-Thibault presented the Fiscal Year 2015 – 2016 proposed budget and asked for
13 comments or questions.

14 Ms. White asked how the District would be notified if properties are delinquent.

15 Ms. Comings-Thibault stated that as of March the Board is only 87% collected and are not
16 considered delinquent until June 1. The county tax collector drives the process concerning collections
17 from delinquencies. The District can make a special request from the tax collector for a report on
18 outstanding taxes.

19 The Board inquired to the street sweeping item for \$1,800.

20 Ms. Comings-Thibault stated this item was mislabeled. It was actually \$1,300 for speed bumps
21 and other repairs which will be moved to street repairs.

22 Ms. White directed Ms. Comings-Thibault to increase repair and maintenance on irrigation from
23 \$1,500 to \$4,000 for the current year, and to fund year two for 2016 proposed Reserve and Contingency.

24 Ms. White directed Mr. St. Denis to get a copy of the Reserve Study.

25 The Board asked if the \$50,000 on the over collection on the debt service been factor in to the
26 fund balance yet.

27 Ms. Comings-Thibault stated the fund balance will increase the budget by proximally \$36,096
28 which will come from the unassigned fund balance. She advised the Board that a decision to increase
29 assessments needs to be made by June 15, 2015.

30 Mr. St. Denis recommended the Board continue the meeting.

31 After discussion, the Board agreed to continue the meeting on May 27, 2015 10:00 a.m. at the
32 Harborage Clubhouse.

33 **- Assessment Methodology Discussion**

34 Options were discussed on keeping assessment methodology in its present form (a different O&M
35 charge for each type of unit) or convert to a consistent O&M charges for all units.

36 The Board directed staff to provide assessment calculations showing both options discussed
37 above.

1 - **Resolution 2015-10 Setting Budget Public Hearing**

2 This item was deferred to the continued meeting on May 27, 2015.

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4 **C. Earth Balance Contract Renewal**

5 Mr. St Denis presented the proposal for the Earth Balance Contract and asked for comments and
6 questions. He will contact them as to when service will begin.

7 On a MOTION by Ms. White, SECONDED by Mr. Davidson, WITH ALL IN FAVOR, the Board
8 approved the Earth Balance Contract Renewal for the Harbourage at Braden River Community
9 Development District.

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11 **D. Discussion of Maintenance Easement Along Lake Evers**

12 Mr. St. Denis presented a summary of the maintenance of the easement along Lake Evers. He has
13 contacted Ed Vogler for documentation as to what organization is responsible for its maintenance.

14 After discussion the Board directed Mr. St. Denis to contact the original developer to gather more
15 knowledge on the easement.

16 **E. Traffic Control In The Community**

17 Mr. St. Denis opened the discussion on the traffic control in the community. Concerns were that
18 people are not stopping at the stop signs and speeding around speed bumps. He advised the Board that
19 contracting with the Sheriff for the community traffic control posed great liability issues and the District's
20 signage is not FDOT compliant, which is the sheriff's office requirement for enforcement.

21 After discussion The Board directed Mr. St. Denis to draft an e-mail blast email asking all
22 Harborage residents to respect speed control devices.

23 **F. Marina Transponder Update**

24 Mr. St. Denis presented the Marina transponder update and stated he will continue to converse
25 with U.S. Fish and Wildlife to reach an agreement that would eliminate the requirement. He will update
26 the Board at the next meeting.

27 **G. Manatee County Supervisor of Elections Report on Number of Registered Voters**

28 Mr. St. Denis reported the Hillsborough County Supervisor of Elections Reported 277 registered
29 voters in the District.

30 **FIFTH ORDER OF BUSINESS - Staff Reports**

31 **A. Manager**

32 After discussion, the Board deferred the JAH proposal for the pool deck installation to be
33 discussed at the continued meeting.

34 **B. Attorney**

35 There being none, the next item followed.

36 **C. Engineer**

37 There being none, the next item followed.

38 **SIXTH ORDER OF BUSINESS - Public Comments**

39 An audience member expressed concerns about the tax information online.

40 **SEVENTH ORDER OF BUSINESS - Supervisors Requests**

41 Mr. Bonenberger presented a summary of his meeting with Commercial Fitness Products.

42 Discussion ensued.

1 On a MOTION by Ms. White, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board approved
2 Commercial Fitness Company proposal repairing the Universal equipment in the amount of \$380.81 for
3 the Harbourage at Braden River Community Development District.

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5 After discussion the Board directed Mr. St. Denis to have Jim Wilson contact Commercial Fitness
6 Company.

7 Ms. White presented different proposals for the replacement of the sign for the recreation center,
8 street signs and ceiling fan.

9 After discussion, no action was made for the replacement sign for the recreation center.

10 Ms. White requested Mr. Bonenberger to investigate re-furbishing street signs.

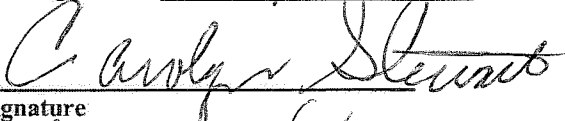
11 The Board directed Mr. St. Denis to get prices on painting the gazebo.

12 **EIGHTH ORDER OF BUSINESS – Continuation of meeting to May 27, 2015.**

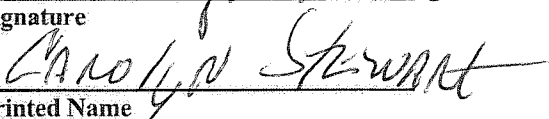
13 On a MOTION by Ms. White, SECONDED by Mr. Davidson, WITH ALL IN FAVOR, the Board
14 continued the meeting to take place May 27, 2015 for the Harbourage at Braden River Community
15 Development District.

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17 **Each person who decides to appeal any decision made by the Board with respect to any matter
18 considered at the meeting is advised that person may need to ensure that a verbatim record of the
19 proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

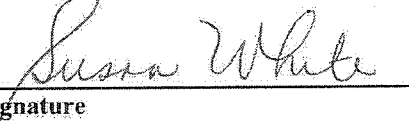
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22 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
23 meeting held on 6-10-2015.

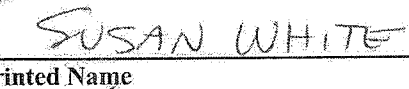
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27 Signature

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30 Printed Name

31 Title: Secretary Assistant Secretary


Signature


Printed Name

Title: Chairman Vice Chairman