

**WORKSHOP MEETING OF
HARBORAGE AT BRADEN RIVER
COMMUNITY DEVELOPMENT DISTRICT**

Date of Workshop: Wednesday April 1, 2015
Time: 1:00 p.m.
Location: Harbourage Recreation Center
5705 Key West Place
Bradenton, Florida

I. Roll Call

Mr. St. Denis called the Workshop to order.

Present were:

Susie White	Board Supervisor, Chairman
Ian Davidson	Board Supervisor, Vice Chairman
Bart Didrick	Board Supervisor, Assistant Secretary
Tom Bonenberger	Board Supervisor, Assistant Secretary

Also present were:

Bruce St. Denis	District Manager
Patricia Comings-Thibault	District Treasurer (via telephone)
Carol Groves	Board Advisor

II. Audience Comments

There being none, the next item followed.

III. Business Matters

A. Discussion of Issues Related to 2015-2016 Budget

Ms. White opened the discussion of the goals of the District with upcoming budget planning for 2015-2016 fiscal year.

Mr. St. Denis stated that FY 2015 ends September 30, 2015 and FY2016 begins October 1, 2015. A final approved budget must be voted on in Public Hearing in August.

Ms. Comings-Thibault recommended the Board to consider setting aside a reserve for upcoming repairs, renewal and replacement. She reported that the actual FY 2014, unaudited total fund balance was \$213,000. With \$90,000 set aside for three months operating expenditure would leave an approximate \$123,000 for possible reserve. There's an approximate \$50,000 coming off the books to add to that figure.

Discussion ensued regarding topics such as: increasing quality of landscaping, replacement of gym equipment, pressure washing, storm drainage, transformer, speed bumps, heat pumps for the pool, well repair, air conditioning for the clubhouse, road repair, the nature path, and sidewalk repairs.

Mr. St. Denis recited a summary of the Workshops discussions:

-he will provide a sample Reserve Study from another CDD, and initiate a RFP process for a Reserve Study. He will also inform the Reserve Study people of the shell placed on the Nature Path.

-he will gather information on the conversion of landscaping lighting to LED. Jim Wilson will work with the landscaping lighting company on a replacement plan for the Board to make policy decisions.

- the sidewalk slab replacement will be flagged until a need for additional funds is determined.
- determining the allocation of the \$50,000 from debt service.
- follow-up on the exercise equipment maintenance contract and ask for replacement costs.
- scheduling pressure washing projects, costs and frequency
- Ms. White will find costs of replacement plants
- determining what costs are considered reserve, or operating.

B. Review of Draft DPFPG Contract

Mr. St. Denis requested questions from the Board regarding the Draft DPFPG contract.

Ms. White reiterated that expenses such as cost for assessments and office supplies should be delineated as line items within the contract.

The DPFPG contract will be brought to the next meeting for final approval.

The Board requested that the “Dashboard Financials” be included with the monthly financials.

Mr. St. Denis stated that Jim Wilson will be on site to the District three days a week to make check lists of tasks to be completed and to meet vendors. He will give reports at Board Meetings on specific tasks when requested.

C. Review of Operations and Maintenance Assessment Methodology.

Ms. White introduced the subject of the Methodology for the assessments. The O & M charges are determined by foot frontage of specific types of homes. She would like to make the assessments more fair and equitable to the community as a whole, being the townhouses, condominiums and single family homes.

This will be brought to next regular meeting.

IV. Staff Reports

A. Manager

There being none, the next item followed.

B. Attorney

There being none, the next item followed.

C. Engineer

There being none, the next item followed.

V. Public Comments

An appreciation for the information discussed in the workshop was offered.

VI. Supervisor Requests

Ms. White stated the negotiation process on the DPFPG contract has been difficult. Upon advice of District Counsel, she fielded opinions to the Board about possibly looking for different management companies to present proposals to the Board.

Mr. Bonenberger stated that though it has been rough going, it was his opinion that things are improving, but the damage done to the confidence levels of the Board with DPFPG needs to be repaired.

Mr. St. Denis reiterated his commitment to the District in meeting its goals, to turn around tasks in a timely manner, keeping the Board better informed, and working closely with Jim Wilson to address concerns of the District.

VII. Adjournment

With nothing further to discuss, the Workshop adjourned.

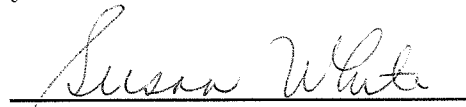


Signature

BRUCE J. DENIS

Printed Name

Title: Secretary Assistant Secretary



Signature

SUSAN WHITE

Printed Name

Title: Chairman Vice Chairman