

MINUTES OF MEETING

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

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harbourage at Braden River Community Development District was held on Wednesday, December 13, 2017 at 1:00 p.m. at the Harbourage Recreation Center located at 5705 Key West Place Bradenton, FL.

Present and constituting a quorum were:

Susan White	Board Supervisor, Chairman
Tom Bonenberger	Board Supervisor, Vice Chairman
Allan Burke	Board Supervisor, Assistant Secretary
Don Sleight	Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke	Regional District Manager, Rizzetta & Co., Inc.
John Vericker	District Counsel, Straley & Robin (via phone)
Rick Schappacher	District Engineer, Schappacher Engineering
Tony Gipe	Operations Manager, Rizzetta Amenity Services
Gregg Gruhl	Amenity Services Manager
Tony Cuva	Special Legal Counsel; Bajo, Cuva, Choen, & Turkel
	(Via Phone)

Audience

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

Mr. Roethke called the meeting to order, conducted roll call and asked everyone present to recite the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

A resident asked for permission to put out golf cart parade signs on CDD Property. The Board had no issue with this.

A resident asked a question about signage on John's Island

48 **THIRD ORDER OF BUSINESS**

**Ratification of Engagement Letter
for Special Counsel**

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51 Mr. Roethke presented an engagement letter with Bajo, Cuva, Cohen, and Turkel to the Board.
52 This has already been executed and requires Board Ratification.
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On a Motion by Mr. Burke, seconded by Mr. Sleight, with all in favor, the Board ratified the engagement letter for special legal counsel with Bajo, Cuva, Cohen, and Turkel for Harbourage at Braden River Community Development District.

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55 Mr. Cuva discussed details of the potential marina slip eviction with the Board. Mr. Cuva has
56 corresponded with the resident's attorney and updated the Board on the current status and the
57 Board's options going forward. Mr. Cuva's recommendation is to allow the resident to stay in
58 the leased slip pending the execution of a new amended lease agreement. If the resident does not
59 sign the new lease, the District can proceed with an eviction notice. A discussion ensued. The
60 Board would like to set a deadline of 2 weeks for the resident to sign the new lease agreement.
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On a Motion by Ms. White, seconded by Mr. Bonenberger, with all in favor, the Board will allow resident to stay in marina slip, pending certain conditions and the execution of a new lease agreement within 2 weeks, otherwise the District will proceed with an eviction notice for Harbourage at Braden River Community Development District.

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63 Mr. Vericker discussed the submerged land issue with docks in a neighboring property
64 encroaching on what is believed to be CDD property. The Board is concerned about liability of
65 the docks if they are on CDD property. A discussion ensued. Mr. Cuva suggested obtaining a
66 hold harmless and indemnification agreement from the builder of these docks. Mr. Gipe will
67 send the permit to Mr. Cuva and the Board Directed Mr. Cuva to look into this issue.
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FOURTH ORDER OF BUSINESS

**Consideration of Amended Marina
Slip Lease Agreement**

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72 Mr. Roethke presented an amended Marina Slip Lease Agreement to the Board. Mr. Cuva noted
73 one typo in the first paragraph, and also discussed any other changes made from the previous
74 version of this agreement.
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On a Motion by Ms. White, seconded by Mr. Sleight, with all in favor, the Board approved the amended Marina Slip Lease agreement as amended for Harbourage at Braden River Community Development District.

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(Tony C. Left at 1:30 p.m.)

83 **FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of
the Board of Supervisors' Regular
Meeting held on November 08,
2017**

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On a Motion by Ms. White, seconded by Mr. Bonenberger, with all in favor, the Board approved the Minutes from the Board of Supervisors' Regular Meeting held on November 8, 2017 for Harbourage at Braden River Community Development District.

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89 **SIXTH ORDER OF BUSINESS**

**Consideration of Operation and
Maintenance Expenditures for
November 2017**

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On a Motion by Ms. White, seconded by Mr. Burke, with all in favor, the Board approved the operation and maintenance expenditures for November 2017 totaling (\$29,944.20) for Harbourage at Braden River Community Development District.

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94 **SEVENTH ORDER OF BUSINESS**

Presentation of Pond Report

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96 Mr. Roethke presented the pond inspection report to the Board.

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98 **EIGHTH ORDER OF BUSINESS**

Presentation of Landscape Report

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100 Mr. Roethke presented the landscape report to the Board. A discussion ensued regarding
101 several landscape items. Mr. Roethke suggested inviting the BrightView account manager to
102 attend the next meeting.

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104 **NINTH ORDER OF BUSINESS**

**Consideration of Proposal for
HVAC Maintenance**

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107 Mr. Roethke Presented the proposal for HVAC Maintenance to the Board.

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On a Motion by Ms. White, seconded by Mr. Sleight, with all in favor, the Board approved a proposal from Black Jack for regular HVAC Maintenance at a cost of \$567.00 annually for Harbourage at Braden River Community Development District.

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118 **TENTH ORDER OF BUSINESS**

**Consideration of Proposal for
Marina Electrical Repairs**

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121 Mr. Roethke presented a proposal for Marina Electrical repairs. Mr. Gipe reviewed the details of
122 this proposal with the Board. A discussion ensued.

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On a Motion by Ms. White, seconded by Mr. Bonenberger, with all in favor, the Board approved a proposal from Fonece Barnes for marina electrical repairs at a cost of \$4,020.00 at Braden River Community Development District.

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125 **ELEVENTH ORDER OF BUSINESS**

**Discussion Regarding Boat Lift
Covers**

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128 Ms. White discussed the potential for adding boat lift covers the marina and recommended not
129 adding them at this time. The board agreed and will not be adding any boat lift covers at the
130 marina.

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132 **TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-
01 Designating Primary
Administrative Office**

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On a Motion by Mr. Sleight, seconded by Mr. Bonenberger with all in favor, the Board Adopted Resolution 2018-01 designating the primary administrative office at Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, FL 33578 for Harbourage at Braden River Community Development District.

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137 **THIRTEENTH ORDER OF BUSINESS**

**Discussion regarding FY 2017-2018
Capital Outlay Items**

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141 Mr. Roethke informed the Board that he will have an updated spreadsheet ready for the
142 next meeting.

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144 **FOURTEENTH ORDER OF BUSINESS**

**Consideration of Proposal from
Hoover Pumping**

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147 Mr. Roethke presented a proposal from Hoover Pumping to the Board, and Mr. Gipe
148 reviewed the details of this proposal. The Board will use this for budgeting purposes but will not
149 approve this proposal at this time.

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151 **FIFTEENTH ORDER OF BUSINESS**

Staff Reports

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- 153 **A. District Counsel**
154 No Report

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156 **B. District Engineer**
157 Mr. Schappacher discussed the submersed land issue with the board as it relates to
158 the number of boat docks listed on the deed.
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160 **C. Clubhouse Manager Report**
161 Mr. Gipe presented the clubhouse management report to the Board. Mr. Gipe
162 discussed the status of the ownership of John's Island. The District is working to
163 acquire this property via a tax certificate sale. An Auction will be taking place on
164 January 8, 2018.
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166 **D. District Manager**
167 Mr. Roethke stated that the next Board of Supervisors' regular meeting will be held
168 on Wednesday, January 10, 2018 at 1:00 p.m. at the Harbourage Recreation
169 Center located at 5705 Key West Place, Bradenton, FL.
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171 **SIXTEENTH ORDER OF BUSINESS** **Public Comments**

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173 A resident asked a question about pond maintenance reporting. A resident asked a
174 question about a submerged boat near the kayak launch.
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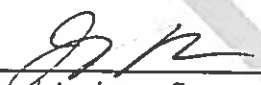
176 **SEVENTEENTH ORDER OF BUSINESS** **Supervisor Request**

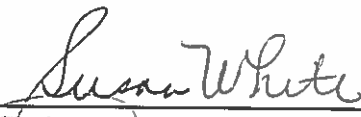
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178 Mr. Sleight asked about pool lights and a potential waiver for exemption of lighting
179 requirements by the state for night swimming.
180 Ms. White discussed potential expansion of Natalie Way. There will be a county meeting
181 on January 11, 2018 to discuss this.
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183 **EIGHTEENTH ORDER OF BUSINESS** **Adjournment**

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On a Motion by Ms. White, seconded by Mr. Bonenberger, with all in favor, the Board adjourned the meeting at 2:09 p.m. for Harbourage at Braden River Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman