

**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 9, 2015 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	<b>Board Supervisor, Chairman</b>
Ian Davidson	<b>Board Supervisor, Vice Chairman</b>
Tom Bonenberger	<b>Board Supervisor, Assistant Secretary</b>
Dr. J. Bart Didrick	<b>Board Supervisor, Assistant Secretary</b>
Charles (Chip) Morrill	<b>Board Supervisor, Assistant Secretary (via phone)</b>

Also present were:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
John Vericker	<b>District Counsel, Straley &amp; Robin (via phone)</b>
Sarah Bowen	<b>Aquatic Systems</b>
Steve Sutton	<b>Bloomings Landscape</b>
Phil Dyer	<b>Decks Plus</b>
Jim Wilson	<b>Jim Wilson Management and Maintenance</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order and Pledge of Allegiance**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

An Audience Member asked about landscaping around pond banks.

An Audience Member asked about the drainage issues behind pump station and ditches.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of  
the Board of Supervisors' Regular  
Meeting held on November 11,  
2015**

On a Motion by Ms. White, seconded by Mr. Davidson, with all in favor, the Board approved the regular minutes held on November 11, 2015 for Harbourage at Braden River Community Development District.

**FOURTH ORDER OF BUSINESS**

**Presentation of Landscape Report**

Mr. Sutton gave a brief overview of any landscape issues to the Board. A brief discussion ensued. The Board requested monthly updates from the landscaper to be presented to the Board at future meetings, and attendance will be quarterly or on an as-needed basis.

*(Mr. Sutton left while the meeting was in progress at 1:18 p.m.)*

**FIFTH ORDER OF BUSINESS**

**Presentation of Pond Update**

Ms. Bowen presented the quarterly pond maintenance report to the Board. A discussion ensued regarding several issues within ponds in the District, including algae, carp stocking, and water levels.

*(Ms. Bowen left while the meeting was in progress at 1:24 p.m.)*

**SIXTH ORDER OF BUSINESS**

**Consideration of RFQ for District  
Engineer**

Mr. Roethke presented an RFQ document for District Engineer and recommended going through this process, so that the Board can contract with a dedicated Engineer for the District.

On a Motion by Ms. White, seconded by Mr. Bonenberger, with all in favor, the Board approved the RFQ documents for District Engineer with a due date of February 1, 2016 for Harbourage at Braden River Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Mowing Request  
from Harbourage COA IV**

Mr. Roethke presented a mowing request from the Harbourage COA IV to the Board. The Board had no issues with this and Mr. Roethke will provide the approval to the Harbourage COA IV Board.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Cleaning Services**

Mr. Roethke presented a proposal from Jim Wilson for cleaning services throughout the District. Mr. Wilson discussed the details of this proposal.

On a Motion by Ms. White, seconded by Mr. Davidson, with all in favor, the Board approved the proposal from Jim Wilson for cleaning services at a cost of \$650.00 per month for Harbourage at Braden River Community Development District.

On a Motion by Ms. White, seconded by Mr. Didrick, with all in favor, the Board approved the proposal from Jim Wilson for clubhouse painting at a cost of \$35.00 per hour for 6 hours for Harbourage at Braden River Community Development District.

*(Mr. Wilson left while the meeting was in progress at 1:44 p.m.)*

*(Mr. Dyer arrived while the meeting was in progress at 1:44 p.m.)*

**NINTH ORDER OF BUSINESS**

**Consideration of Pool Deck Repair Samples**

Mr. Dyer presented samples to the Board for the upcoming pool deck repair. A discussion ensued.

On a Motion by Ms. White, seconded by Mr. Morrill, with all in favor, the Board agreed to nominate Dr. Didrick to make the final color decision on the pool tile for Harbourage at Braden River Community Development District.

*(Mr. Dyer left while the meeting was in progress at 1:57 p.m.)*

**TENTH ORDER OF BUSINESS**

**Discussion Regarding Marina Security**

Ms. White discussed several issues with security at the Marina. A discussion ensued. The Board would like to add a sign and a new camera for the Marina. Mr. Roethke will work with sign and security vendors to set this up.

**ELEVENTH ORDER OF BUSINESS**

**Discussion and Consideration of Marina Slip Lease Agreement**

Mr. Roethke presented the Marina Slip Lease Agreement to the Board. A discussion ensued. The Board would like to make several changes, including removing the bond portion of the requirements.

On a Motion by Ms. White, seconded by Mr. Bonenberger, with all in favor, the Board approved the Marina Slip Lease Agreement, pending modifications and review by District Counsel for Harbourage at Braden River Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Discussion and Consideration of  
Marina Rules and Regulations**

Mr. Roethke presented the Marina Rules and Regulations to the Board. A discussion ensued regarding potential clarifications to several of the rules.

On a Motion by Mr. Didrick, seconded by Ms. White, with all in favor, the Board approved the Marina Rules and Regulations as amended, pending final review by District Counsel for Harbourage at Braden River Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No report.

**B. District Engineer**

Not present.

**C. District Manager**

Mr. Roethke stated that the next Board of Supervisors' regular meeting will be held on Wednesday, January 13, 2016 at 1:00 p.m. at the Harbourage Recreation Center located at 5705 Key West Place, Bradenton, FL.

Mr. Roethke presented a proposal for sign repair to the entry monument. A discussion ensued.

On a Motion by Ms. White, seconded by Mr. Bonenberger, with all in favor, the Board approved the proposal from Sign-a-Rama for sign repair at a cost of (\$735.50) to begin after January 1, 2016 for Harbourage at Braden River Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Public Comments**

An Audience Member asked a question about tree replacement.

An Audience Member asked a question about pool deck repair.

An Audience Member made a suggestion regarding security services.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Davidson said that the lights at the Marina and the landscape have been fixed.

Mr. Davidson discussed the Reserve Study.

Mr. Didrick asked about supervisor pay checks.

Ms. White said that Lynn Manning volunteered to manage the clubhouse reservations.

Ms. White discussed Marina violations.

Ms. White asked about towing cars.

Ms. White discussed hiring an Amenity Manager.

MS. White said the Christmas decorations need to be upgraded for next year.

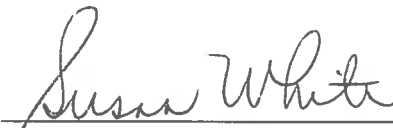
Mr. Bonenberger commented that the street signs need to be refinished.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. White, seconded by Mr. Davidson, with all in favor, the Board adjourned the meeting at 3:07 p.m. for Harbourage at Braden River Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman