

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, November 8, 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:

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| Susan White | Board Supervisor, Chairman |
| Tom Bonenberger | Board Supervisor, Vice Chairman |
| Allan Burke | Board Supervisor, Assistant Secretary |
| Don Sleight | Board Supervisor, Assistant Secretary |
| Charles (Chip) Morrill | Board Supervisor, Assistant Secretary |

Also present were:

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| 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 |
| 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 about the holiday lights and the golf cart parade. The Board discussed this and directed District staff to move forward with the donation of \$200.00 for the golf cart parade.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on October 11, 2017

On a Motion by Ms. White, seconded by Mr. Burke, with all in favor, the Board approved the Minutes from the Board of Supervisors' Regular Meeting held on October 11, 2017 for Harbourage at Braden River Community Development District.

44 **FOURTH ORDER OF BUSINESS**

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

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On a Motion by Mr. Sleight, seconded by Mr. Bonenberger, with all in favor, the Board approved the operation and maintenance expenditures for September 2017 totaling (\$30,154.63) for Harbourage at Braden River Community Development District.

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49 **FIFTH ORDER OF BUSINESS**

Presentation of Pond Report

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

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53 **SIXTH ORDER OF BUSINESS**

Presentation of Landscape Report

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56 Mr. Roethke presented the landscape report and Ms. White discussed several maintenance items, including mulch installation & Ligustrum tree trimming.

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59 **SEVENTH ORDER OF BUSINESS**

**Consideration of BrightView
Landscape Maintenance
Agreement**

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63 Mr. Roethke presented BrightView Landscape Maintenance Agreement to the Board and a discussion ensued.

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On a Motion by Mr. Bonenberger, seconded by Mr. Sleight, with all in favor, the Board approved the BrightView Landscape Maintenance Agreement and provide 30-day termination notice to Bloomings for Harbourage at Braden River Community Development District.

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68 **EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals For
Pier Repairs**

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71 Mr. Gipe reviewed the details of these proposals with the Board and a discussion ensued. The Board would also like to find options for repair as opposed to replacement, and would be willing to repair the pier. Mr. Morrill suggested adding a sign stating that the district is not liable for any damages on this pier.

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76 **NINTH ORDER OF BUSINESS**

**Discussion regarding Pool Hours
and Lighting**

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79 The Board discussed options for either upgrading the pool deck lighting or changing the pool hours from dawn to dusk. Mr. Gipe will look into costs for adding lighting for the future, but since current lighting is inadequate for night swimming, the Board will need to amend the pool hours.

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On a Motion by Ms. White, seconded by Mr. Burke, with all in favor, the Board Approved the change the pool hours to dawn to dusk going forward for Harbourage at Braden River Community Development District.

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TENTH ORDER OF BUSINESS **Ratification of Proposal for Transformer Replacement**

Mr. Roethke Presented a proposal for transformer replacement to the Board which has already been approved and needs Board ratification.

On a Motion by Mr. Bonenberger, seconded by Ms. White, with all in favor, the Board ratified the proposal from Owens Electric for transformer replacement in the amount of \$3,195.00 for Harbourage at Braden River Community Development District.

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ELEVENTH ORDER OF BUSINESS **Discussion regarding FY 2017-2018 Capital Outlay Items**

Mr. Roethke presented the Capital Outlay item list to the Board. The Board would like to add the pool lighting to this list.

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TWELFTH ORDER OF BUSINESS **Ratification of Insurance Proposal**

Mr. Roethke presented an Egis insurance proposal to the Board which has already been approved and needs Board ratification.

On a Motion by Mr. Sleight, seconded by Ms. White, with all in favor, the Board ratified the insurance proposal from Egis to provide insurance coverage to the District at a cost of (\$8,433) for Harbourage at Braden River Community Development District.

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THIRTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Mr. Vericker discussed the status of the marina boat eviction issue. Mr. Gipe researched some other local marinas but was not able to find anyone who had evicted a vessel in a similar issue. Mr. Vericker will continue to research for an eviction litigator to move forward with this.

Mr. Vericker is also researching an issue with a neighboring developer that may be installing docks that encroach on CDD property.

B. District Engineer

No report

C. Clubhouse Manager Report

Mr. Gipe presented the clubhouse management report to the Board.

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D. District Manager

Mr. Roethke stated that the next Board of Supervisors' regular meeting will be held on Wednesday, December 13, 2017 at 1:00 p.m. at the Harbourage Recreation Center located at 5705 Key West Place, Bradenton, FL.

FIFTEENTH ORDER OF BUSINESS

Public Comments

There were none.

SIXTEENTH ORDER OF BUSINESS

Supervisor Request

Mr. Sleight asked about John's island maintenance responsibility

Ms. White discussed allowing boat lift covers to be placed on the lifts, and asked that this be placed on the next agenda. She recommended getting a gift card for a resident that maintains some of the planter beds. Ms. White discussed electrical issues at the docks and recommended obtaining proposals from another vender. Ms. White discussed a potential roadway extension at Natalie Way.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. White, seconded by Mr. Morrill, with all in favor, the Board adjourned the meeting at 2:16 p.m. for Harbourage at Braden River Community Development District.

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Secretary / Assistant Secretary


Chairman / Vice Chairman