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

9 The Regular Meeting of the Board of Supervisors of the Harbourage at Braden River Community
10 Development District was held on Wednesday, January 14, 2015, at 1:00 p.m. at the Harbourage Recreation
11 Center, 5705 Key West Place, Bradenton, Florida.

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FIRST ORDER OF BUSINESS – Roll Call

19 Mr. St. Denis called the roll.

20 Present and establishing a quorum were:

21 Susie White	Chairman
22 Ian Davidson	Vice Chairman
23 Bart Didrick	Assistant Secretary
24 Charles Morrill	Assistant Secretary
25 Tom Bonenberger	Assistant Secretary (after appointment)

26 Also present were:

27 Bruce St. Denis	District Manager
28 Sandy Oram	District Operations Manager
29 Patricia Comings-Thibault	District Accountant (via telephone)
30 Vivek Babbar	District Counsel (via telephone)

31 Mr. St. Denis established a quorum of the Board was present.

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Pledge of Allegiance

36 All those in attendance recited the Pledge of Allegiance.

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SECOND ORDER OF BUSINESS-Public Comments on Agenda Items

41 Mr. St. Denis recommended adding the discussion of the DPGF contract to the Agenda.

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On MOTION by Mr. Davidson, SECONDED by Ms. White, WITH ALL IN FAVOR, the Board approved adding the DPGF Contract to the Agenda for discussion under Additional Items.

THIRD ORDER OF BUSINESS-Organizational Matters

A. Consideration of Individual to Serve as Supervisor

Ms. White stated that Tom Bonenberger came forward to take Seat 2, which expires 11/20/16.

On MOTION by Ms. White, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board appointed Tom Bonenberger to Seat #2 to Fill the Unexpired Term of Office.

B. Oath of Office of Newly Appointed Supervisor

Mr. St. Denis, being a Notary Public of the State of Florida, administered the Oath of Office to Tom Bonenberger; a copy of the oath of office is attached to the Permanent Record of Proceedings of these minutes.

1 **C. Review of District and Supervisor Responsibilities**

2 Mr. St. Denis advised the Board that the District is a public entity and each member a public official.
3 The Board is bound by the Sunshine Law, (the Public Records Law), whereby two or more Supervisors
4 cannot discuss any matters outside of a noticed public meeting which may come before the Board.

5 The District is governed by various laws and rules of the State of Florida including Chapter 190. Mr.
6 St. Denis recommended that documents and correspondence related to the District be maintained in a
7 location separate from personal or business records in case of a Public Records Request.

8
9 **D. Compensation of Newly Elected Supervisor**

10 Mr. St. Denis advised Mr. Bonenberger that he was entitled to compensation of \$200 per meeting
11 and asked whether he would like to waive or accept compensation.

12 Mr. Bonenberger accepted compensation.

13
14 **E. Resolution 2015-8, Election of Officers**

15 Mr. St. Denis presented Resolution 2015-8, Election of Officers.

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17 On a MOTION by Dr. Didrick, SECONDED by Mr. Morrill, WITH ALL IN FAVOR, the Board adopted
18 Resolution 2015-8, Election of Officers, Ms. White as Chairman, Mr. Davidson as Vice Chairman, and Dr.
19 Didrick, Mr. Morrill, Mr. Bonenberger Assistant Secretaries. Mr. St. Denis as Secretary, Ms. Comings-
20 Thibault as Treasurer, Mr. St. Denis and Mr. Aagaard as Assistant Treasurers; and Ms. Rugg, and Ms.
21 Stewart as Assistant Secretaries.

22
23 **FOURTH ORDER OF BUSINESS-Vendor Reports**

24 **A. Aquatic Systems**

25 A representative from Aquatic Systems presented their report. Permitting to stock more carp has
26 been applied for, which is included as part of their contract. A proposal for the alternative plants will be
27 presented to the Board at the next meeting.

28 Ms. White would like to post reports to the website.

29
30 **B. Bloomings**

31 Representatives from Bloomings reported that goals over the next sixty days will be to trim the Oak
32 canopies along sidewalks, and to do turf and irrigation audits. Regular monthly inspections are made,
33 improvements or enhancements that may be needed, as well as address sprinklers that are broken or hitting
34 residents' homes.

35 Ms. White requested that their monthly schedule for inspections be forwarded to her.

36 Ms. Oram will be coordinating a regular, once a month grading inspection with Bloomings.

37 Ms. White stated that encroaching palmettos along the trail where people walk may be trimmed or
38 removed, if necessary, for safer passage, but to preserve the integrity of the conservation area.

1 **C. Pools by Lowell**

2 Ms. Oram introduced the representative of Pools by Lowell. Service takes place three times a week,
3 brushing tile, filter cleaning and vacuuming of the pool. Maintenance of the spa is included, however heat
4 pump maintenance is not.

5 Ms. White requested staff to bring a proposal for heat pump maintenance to the Board, and also
6 requested a proposal on repairing the pool lid.

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8 **FIFTH ORDER OF BUSINESS-Administration Matters**

9 **A. Approval of Minutes of December 10, 2014 Meeting**

10 Mr. St. Denis presented the Minutes of December 10, 2014 and asked for questions and comments.

11 Corrections on the spelling of "Jeff Whaley" throughout, and P3, L36 should read, "Ms. White."
12

13 On MOTION by Ms. White, SECONDED by Mr. Didrick, WITH ALL IN FAVOR, the Board approved the
14 Minutes of the January 14, 2015 Meeting, as amended.

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16 **B. Acceptance of November Financial Statements**

17 Ms. Comings-Thibault presented the November Financial Statement and asked for questions and
18 comments.

19 Ms. White requested staff to research the high consumption of electricity and whether it was in
20 conjunction with the transformer that needed repair.

21 Following discussion,

22 On MOTION by Ms. White, SECONDED by Dr. Davidson, WITH ALL IN FAVOR, the Board accepted the
23 November Financial Statements.

24
25 **SIXTH ORDER OF BUSINESS-Business Matters:**

26 **A. CommunitySX and Atlas Professional Services Website Proposal**

27 Ms. Comings-Thibault presented the CommunitySX Website proposal. The website will be user
28 friendly and the Domain name will be owned by the District. The cost is \$80 per month with a 45 day
29 cancellation clause.

30 Ms. White stated that the access to the website is good and the monthly charge reasonable.
31

32 On MOTION by Ms. White, SECONDED by Mr. Morrill, WITH ALL IN FAVOR, the Board accepted the
33 CommunitySX and Atlas Professional Services Website Proposal.

34
35 **B. Additional Items**

36 Ms. White presented a task list to the Board and stated that there was a lack of field services
37 performed by DPF. She invited the Board to discuss.

38 Ms. Comings-Thibault stated that DPF will commit to the scope of work compiled on the task list
39 presented, with Ms. Oram on-site once a month plus emergencies. Ms. Comings-Thibault recommended
40 having Ms. Oram as the District Manager.

1 The Board directed Ms. Comings-Thibault to present a new contract outlining the scope of work and
2 services offered by DPFPG.

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4 **SEVENTH ORDER OF BUSINESS-Staff Reports**

5 **A. Manager**

6 Ms. Oram presented three separate quotes on security gate barrier arms replacements for the gate.
7 Discussion ensued.

8
9 On MOTION by Mr. Morrill, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board accepted the
10 proposal from All Security Equipment for four (4) security gate barrier arms.

11
12 Ms. Oram provided a list of outstanding items needing to be done and asked for questions and
13 comments. She will be present for the installation of the new transformer.

14
15 **B. Attorney**

16 Mr. Babbar reported he is monitoring State legislation for applications to the Districts. He reiterated
17 the importance of not using text-messaging or social media as it is hard to monitor and record for public
18 records requests. He reminded new Board members that Form 1 should be submitted within 30 days.

19 Ms. Comings-Thibault would like Mr. Babbar to monitor Senate bill 154, which requires repairs of
20 sidewalks used by school children.

21
22 **C. Engineer**

23 There being none, the next item followed.

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25 **EIGHTH ORDER OF BUSINESS-Audience Comments**

26 An audience member commented on the positive results of having vendors present at the meeting,
27 and there was a request for the "As Built" electrical designs.

28 Ms. Oram will contact the engineer for a possible copy and deliver to Board for distribution.

29 Thanks were offered to the Board and volunteers for all efforts made on behalf of the community.

30
31 **NINTH ORDER OF BUSIENSS-Supervisors Requests**

32 Dr. Didrick reported that calls have been made by realtors inquiring about lifts at the Marina.

33 Mr. Davidson requested a copy of Form 1. Ms. Comings-Thibault immediately emailed the form to
34 him.

35 Ms. White stated that she will be meeting with a lighting company to mark or eliminate landscape
36 lighting. The new doors for the clubhouse are in, and being painted, and will be installed soon. She also
37 presented a division of duties to the Board. Mr. St. Denis reminded the Board that conversations regarding
38 projects should be directed to DPFPG and not each other. Mr. Babbar added that any replies between Board
39 or intermediaries are considered conversation.


1 Ms. White directed staff to confirm the requirement for an emergency button for the pool. Ms. Oram
2 will find something in writing to present to the Board.

3 **TENTH ORDER OF BUSINESS-Adjournment**

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5 On MOTION by Ms. White, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the meeting was
6 adjourned.

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

11 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
12 meeting held on 2-11-15.

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15 _____
16 Signature

17 DANA N ORAM
18 Printed Name

21 Title:
22 Secretary
23 Assistant Secretary

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14 
15 _____
16 Signature

17 SUSAN WHITE
18 Printed Name

21 Title:
22 Chairman
23 Vice Chairman

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