

1
2
3
4
5
6
7
8
9

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

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

13
14
15
16
17
18
19
20
21

FIRST ORDER OF BUSINESS - Call to Order

Ms. Oram called the meeting to order and established a quorum.

Present were:

| | |
|-----------------|---------------------------------------|
| Susie White | Board Supervisor, Chairman |
| Ian Davidson | Board Supervisor, Vice Chairman |
| Bart Didrick | Board Supervisor, Assistant Secretary |
| Charles Morrill | Board Supervisor, Assistant Secretary |
| Tom Bonenberger | Board Supervisor, Assistant Secretary |

Also present were:

| | |
|---------------------------|-------------------------------------|
| Sandy Oram | District Manager |
| Bruce St. Denis | District Manager |
| Patricia Comings-Thibault | District Accountant (via telephone) |
| John Vericker | District Counsel |

22
23

Pledge of Allegiance

24
25
26

SECOND ORDER OF BUSINESS-Public Comments on Agenda Items

There being none, the next item followed.

27
28
29

THIRD ORDER OF BUSINESS-Vendor Reports

A. Aquatic Systems Report

A representative for Aquatic Systems presented their report and asked for comments and questions.

30 Discussion ensued. The determination of how much surface area may be covered by plants will be brought to
31 March meeting.

32
33

B. Landscape

A representative for Bloomings presented their report. A written survey will be implemented and
34 become part of their monthly reports to the Board.

35 Ms. Oram stated that proposals and renderings will be brought to the Board for clubhouse area and
36 community entrance for beautification. Monthly reports to the Board will also include before and after
37 photos.

38
39

FOURTH ORDER OF BUSINESS-Administration Matters

A. Approval of Minutes of January 14, 2015

Ms. Oram presented the Minutes of January 14, 2015 and asked for comments and questions.

40
41
42
43
44
45

Corrections: P2, L12, Mr. Bonenberger *accepted* compensation. P3, L22 "Mr. Davidson."

On a MOTION by Ms. White, SECONDED by Mr. Morrill, WITH ALL IN FAVOR, the Board approved the Minutes, as amended, of the Board of Supervisors' meeting held on January 14, 2015 for the Harbourage at Braden River Community Development District.

1
2 **B. Acceptance of December Financial Statements**

3 Ms. Comings-Thibault presented the December Financial Statements and asked for comments or
4 questions.
5

6 On a MOTION by Ms. White, SECONDED by Mr. Morrill, WITH ALL IN FAVOR, the Board accepted the
7 Unaudited December Financial Statements for the Harbourage at Braden River Community Development
8 District.
9

10 Mr. Davidson inquired if action had been taken on the electrical charges from November's report.

11 Ms. White stated that she had found that some charges had been misplaced in accounts, and believes
12 it to be presently sorted out.

13 Ms. Oram has requested that Florida Power complete an energy usage audit and will have an update
14 by the next Board meeting.

15 **C. Resolution 2015-6, Election of Officers**

16 Ms. Oram presented Resolution 2015-6 and asked for comments or questions.
17

18 On a MOTION by Mr. Davidson, SECONDED by Mr. Bonenberger, Mr. Davidson, Mr. Bonenberger, Dr.
19 Didrick, and Mr. Morrill, voting AYE, and Ms. White voting NAY; the Board adopted **Resolution 2015-6,**
20 **Election of Officers**, appointing the Officers of the District as follows: Ms. White to serve as Chairman, Mr.
21 Davidson to serve as Vice Chairman, and Dr. Didrick, Mr. Morrill, Mr. Bonenberger to serve as Assistant
22 Secretaries. District staffing is as follows: Ms. Oram as District Secretary, Ms. Patricia Comings-Thibault as
23 Treasurer, Mr. St. Denis and Mr. Aagaard as Assistant Treasurers; and Ms. Rugg, and Ms. Stewart as
24 Assistant Secretaries for the Harbourage at Braden River Community Development District.
25

26 **FIFTH ORDER OF BUSINESS-Business Matters:**

27 **A. DPFG Management Agreement**

28 Ms. Oram presented the DPFG Management Agreement and asked for comments, amendments or
29 questions.
30

31 On a MOTION by Ms. White, SECONDED by Mr. Morrill, WITH ALL IN FAVOR, the Board tabled
32 approval of the DPFG Management Agreement until District Counsel has an opportunity to review and make
33 changes as directed by Ms. White for the Harbourage at Braden River Community Development District.
34

35 **B. Solar Panel Relocation Proposals**

36 Ms. White gave an overview of the status of the solar panels. A battery has been replaced, but solar
37 panels need to be repositioned away from trees.

38 Ms. Oram presented the proposals to the Board. Discussion ensued.
39

40 On a MOTION by Ms. White, SECONDED by Mr. Morrill, WITH ALL IN FAVOR, the Board tabled
41 discussions of the solar panel relocations until more proposals may be submitted for the Harbourage at
42 Braden River Community Development District.
43

44 **C. Consideration and Approval of Policies**

45 » **Boat Slip Rental Policy**

1 Ms. White presented her report on policies for the Boat Slip rental contracts and asked for comments
2 and questions. Discussion ensued. Mr. Vericker advised to delineate between money collected for rentals
3 and money collected for sales tax.

4
5 On a MOTION by Ms. White, SECONDED by Dr. Didrick; Ms. White, Dr. Didrick, Mr. Morrill and Mr.
6 Bonenberger voting AYE, and Mr. Davidson voting NAY; the Board accepted the Boat Slip Rental Contract,
7 with changes, including the statement of monthly rental fee and sales tax as separate items for the
8 Harbourage at Braden River Community Development District.

9
10 » **Gate Transmitter and Amenity Fob Policy**

11 Ms. White presented an overview of the recommended Amenity Fob Policy for the safety, security
12 and general welfare of the community, and asked for comments and questions. Discussion ensued.

13 On a MOTION by Ms. White, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board accepted the
14 Gate Transmitter and Amenity Fob Policy, with changes, for the safety, security and general welfare of the
15 community for the Harbourage at Braden River Community Development District.

16
17 **D. Updates:**

18 » **Emergency Pool Button Requirement**

19 Ms. Oram stated she will coordinate efforts to have the emergency pool button connected.

20 » **Entry Gate Poles**

21 Ms. Oram reported that four (4) gate entry poles have been delivered.

22 » **Website**

23 Ms. Oram gave an overview of the features of the website. Ms. White stated that an email will be
24 sent to residents informing them of the new website, Harbouragecdd.org.

25 Mr. Vericker verified that the legal spelling for the District, Harbourage, is for legal contracts.

26
27 **E. Additional Items**

28 » **Marina Permit**

29 Mr. Vericker advised that, as there are no signed agreements, a copy of the original marina permit
30 will need to be found in order to determine compliance requirements for the District. Ms. Oram will contact
31 the Engineer, the Army Corps of Engineers, and/or Fish and Wildlife.

32 **SIXTH ORDER OF BUSINESS-Supervisor Area of Specialties Reports**

33 **A. Supervisor White**

34 Ms. White gave an overview of the installation/repair/replacement of lights which will take place
35 over the next few weeks. Four out of six light fixtures that were given to the District were able to be utilized,
36 saving the District the cost of new fixtures. She asked for comments and questions.

37 **B. Supervisor Davidson**

38 Mr. Davidson reported that proposals for the heat pumps were sent to Ms. Oram, which have not
39 been received at this time. The ceiling of the walkway to pool needs to be cleaned/painted; a trash bin was set
40 on fire; cleaned tables and signs; palm branches were gathered and removed; and the "no swimming sign" by
41 the pond is missing. He reported there were nineteen areas of sidewalk needing attention.

42 The Board directed Ms. Oram to present three quotes based on per square foot for sidewalk repair.

1 **C. Supervisor Didrick**

2 There is a question whether the transformer damage, in the approximate amount of \$3,000, is
3 covered by insurance. Ms. Oram will look into arranging the Insurance representative to present an overview
4 of the entire policy to the Board.

5 Air conditioning maintenance was done. One of the two air conditioning units for the clubhouse is
6 not working.

7 After discussion, the board requested that Black Jack Air Conditioning come to a Board meeting and
8 explain options regarding compressor replacement.

9 **D. Supervisor Morrill**

10 Mr. Morrill stated the pool is in need of cleaning outside of the regular contract as well as touch up
11 on railings and fences. Pool cushions should be cleaned or replaced. He suggested that with the District
12 maturing there will be other costs of repair for items needing attention that should be considered during
13 budget time.

14 **E. Supervisor Bonenberger**

15 Mr. Bonenberger will coordinate with Ms. Oram in having Commercial Fitness come out to review
16 needs of repair or replacement of fitness equipment.

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

18 **A. Manager**

19 Ms. Oram reported that the Phil from Decks Plus will provide remedies to the repair of the pool deck
20 by the next board meeting.

21 **B. Attorney-Sunshine Laws and Public Records**

22 Mr. Vericker gave an overview of the Sunshine Law and Public Records for review. Information to
23 Board members should be filtered through the District Manager so they may be the custodian of record.
24 Workshops may be used for special topics and notice for such meetings is seven days. Few topics qualify for
25 emergency meetings. Agendas are import, as they notify the public of topics that may be voted on, however,
26 "Supervisor Requests" should not contain topics that require a vote. Financial disclosures must be made
27 annually, and when a Supervisor leaves the Board. Text messaging should not be used for communication as
28 it does not possess a reliable way to document.

29 Information from research by a Board member should be filtered through the District Manager and
30 have it disseminated to other members. A reply to an email technically constitutes a conversation.

31 **C. Engineer**

32 There being none, the next item followed.

33
34 **EIGHT ORDER OF BUSINESS-Audience Comments**

35 Audience member were concerned about the over population of plants in the pond, and the depth of
36 ponds.

37 Ms. Oram stated that trash in the pond is cleaned out on a monthly basis.

38

1 **NINTH ORDER OF BUSINESS-Supervisor Requests**

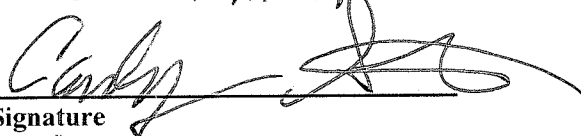
2 There being none, the next item followed.

3 **TENTH ORDER OF BUSINESS-Adjournment**

4 On a MOTION by Ms. White, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board adjourned
5 the meeting for the Harbourage at Braden River Community Development District.
6

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

10 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
11 meeting held on MARCH.

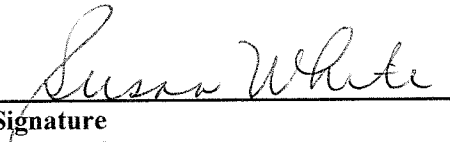
12
13 

14
15 Signature

16 Carolyn Stewart
17 Printed Name

18

19
20 Title: Secretary Assistant Secretary

21
22 

23
24 Signature

25 SUSAN WHITE

Printed Name

Title: Chairman Vice Chairman