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**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, April 8, 2015, at 1:00 p.m. at the Harbourage Recreation  
12 Center, 5705 Key West Place, Bradenton, Florida.

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**FIRST ORDER OF BUSINESS - Call to Order**

22 Mr. St. Denis called the meeting to order and established a quorum.

23 Present and establishing a quorum were:

24 Susie White Board Supervisor, Chairman  
25 Ian Davidson Board Supervisor, Vice Chairman  
26 Bart Didrick Board Supervisor, Assistant Secretary  
27 Charles Morrill Board Supervisor, Assistant Secretary (via telephone)  
28 Tom Bonenberger Board Supervisor, Assistant Secretary

29 Also present were:

30 Bruce St. Denis District Manager  
31 Patricia Comings-Thibault District Treasurer (via telephone)  
32 John Vericker District Counsel (via telephone)  
33 Aquatic Systems

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**Pledge of Allegiance**

**SECOND ORDER OF BUSINESS-Public Comments on Agenda Items**

Ms. Deborah Donnahy left documents with the Board.

**THIRD ORDER OF BUSINESS--Administrative Matters**

**A. Approval of Minutes of March 11, 2015**

Mr. St. Denis presented the Minutes of March 11, 2015 and asked for questions, comments and corrections.

On a MOTION by Ms. White, SECONDED by Mr. Davidson, WITH ALL IN FAVOR, the Board approved the Minutes of the Board of Supervisors' meeting held on March 11, 2015 for the Harbourage at Braden River Community Development District.

**B. Acceptance of January Financial Statements**

Mr. St. Denis presented the January Financial Statements and asked for questions and comments.

On a MOTION by Ms. White, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board accepted the Financial Statements as of February 28, 2015 for the Harbourage at Braden River Community Development District.

**FOURTH ORDER OF BUSINESS-Business Matters**

**A. Reserve Study Proposals**

Mr. St. Denis presented proposals for reserve studies from Custom Reserve in the amount of \$2,600 and Facility Advisors, Inc. in the amount of \$2,495. He stated that the study could be completed by the next meeting.

Discussion ensued.

1 On a MOTION by Ms. White, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board accepted the  
2 Facilities Advisors proposal to conduct a Reserve Study in the amount of \$2,495, and directed staff to send a  
3 50% retainer for the Harbourage at Braden River Community Development District.

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5 **B. Sidewalk Repair Proposal**

6 Mr. St. Denis will be contacting the purchasing department of the County to find the best vendor for  
7 the sidewalk repair.

8 **C. Pool Deck Repair**

9 Mr. St. Denis presented the proposal from Decks Plus for repair of the pool deck. After discussion,  
10 the Board directed staff to arrange a meeting with Decks Plus to establish what products could be used in  
11 conjunction with the required repairs.

12 **D. Review of DPFG Contract**

13 Mr. St. Denis presented the DPFG contract for approval, asking for questions and comments.  
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15 On a MOTION by Dr. Didrick, SECONDED by Mr. Davidson, WITH ALL IN FAVOR, the Board accepted  
16 the DPFG Contract, as written with a monthly fee of \$3,214.41 for the Harbourage at Braden River  
17 Community Development District.

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19 **E. Follow up on Budget Discussion**

20 Mr. St. Denis presented a summary of items discussed at the workshop concerning the budget; to  
21 have a Reserve Study completed; establish a pressure washing schedule; receive dash-board financial reports;  
22 and phasing in LED lighting.

23 **F. Blooming's Landscape Report**

24 Ms. White stated she received proposals from Blooming's Landscape to have the larger oak trees  
25 trimmed, and the refurbishing of the area in front of the Clubhouse and Roundabout.

26 On a MOTION by Ms. White, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board accepted  
27 three proposals for Blooming's Landscape; \$2,080 for the larger oak trimming; \$1,232 for refurbishing of  
28 the area in front of the Clubhouse; and \$816 for refurbishing the Roundabout for the Harbourage at Braden  
29 River Community Development District.

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31 Ms. White directed staff to investigate if there is a right-of-way agreement with the county on the  
32 island area; and to remove the boat rental and rec center signs, the latter being ultimately replaced with a  
33 smaller one.

34 **G. Aquatic Systems Report**

35 A representative for Aquatic Systems presented their report, and a proposal in the amount of \$17 per  
36 month for monthly reports instead of quarterly reports. She is still waiting for approval of the carp permit.

37 Discussion ensued.

38 On a MOTION by Ms. White, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board accepted the  
39 Aquatic Systems proposal to add monthly reports in the amount of \$17 per month for the Harbourage at  
40 Braden River Community Development District.  
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1 **FIFTH ORDER OF BUSINESS-Staff Reports**

2 **A. Manager**

3 Mr. St. Denis stated he is very pleased to be working the Board.

4 **B. Attorney**

5 Mr. Vericker stated he has no report other than he is working on routine business.

6 **C. Engineer**

7 There being none, the next item followed.

8 **SIXTH ORDER OF BUSINESS-Public Comments**

9 A resident expressed concern of the cracking of the streets, street parking, fading signs, and the  
10 removal of old gate arms stored in the guardhouse. Discussion ensued.

11 Mr. St. Denis recommended the cost of sign renewal to be considered during budgeting. He will  
12 investigate prices for repairing the cracking asphalt.

13 **SEVENTH ORDER OF BUSINESS—Supervisor Requests**

14 Mr. Davidson reported that there were lights that were out.

15 Ms. White stated that the clubhouse air conditioning unit will be replaced April 17<sup>th</sup>. She directed  
16 staff to meet regarding the fitness equipment, to place an address near the emergency button, and update the  
17 website, making sure the Aquatic Systems reports are posted as well as the minutes.

18 On a MOTION by Mr. Davidson, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board ratified  
19 the replacement of the well pump in the amount of \$5,355 for the Harbourage at Braden River Community  
20 Development District.

21 Ms. White invited the Board's opinion on the removal of the ice machine.

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24 On a MOTION by Ms. White, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board agreed that  
25 the ice machine is a surplus item and should be removed.

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27 Mr. St. Denis requested the May meeting begin at noon. The Board agreed and directed staff to give  
28 notice of the change in the earlier meeting time.

29 **EIGHTH ORDER OF BUSINESS-Adjournment**

30 On a MOTION by Mr. Davidson, SECONDED by Ms. White, WITH ALL IN FAVOR, the Board adjourned  
31 the meeting for the Harbourage at Braden River Community Development District.

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

35 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
36 **meeting held on           /May 13, 2015/          .**

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38           /Bruce St. Denis/          

39 **Signature**

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41           Bruce St. Denis          

42 **Printed Name**

43 **Title: X Secretary     Assistant Secretary**

          /Susan White/          

**Signature**

          Susan White          

**Printed Name**

**Title: X Chairman     Vice Chairman**