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**MINUTES OF MEETING
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, October 8, 2014 at 1:00 p.m. at the Harbourage Recreation Center, 5705 Key West Place, Bradenton, Florida.

Pledge of Allegiance

FIRST ORDER OF BUSINESS – Roll Call

Mr. St. Denis called the meeting to order.

Present and constituting a quorum were:

Susie White	Chair
Ian Davidson	Vice Chairman
Bart Didrick	Assistant Secretary
Chip Morrill	Assistant Secretary (via telephone)

Also present were:

Bruce St. Denis	District Manager
Sandra Oram	DPFG
Vivek Babbar	District Council
Ed Bulliet	MBS Capital Market
Sara	Aquatic Systems
Patti Garrett	

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

SECOND ORDER OF BUSINESS – Public Comments on Agenda Items

A resident inquired about the treatment of spatterdock in ponds.

Sara from Aquatic Systems explained that removal of spatterdock may mean the proliferation of another species.

The Board directed Aquatic Systems to analyze the growth of the spatterdock and recommend a treatment method.

THIRD ORDER OF BUSINESS – Vendor Reports

Aquatic System will analyze the area of the spatterdock growth and report findings to the Board.

FOURTH ORDER OF BUSINESS – Administration Matters

A. Approval of Minutes of September 10, 2014 Meeting

Mr. St. Denis presented the minutes of the September 10, 2014 meeting, and requested any additions, deletions or revisions.

There was a correction on Page 2, Line 11 – Mr. Davidson to Dr. Didrick.

1
2 On MOTION by Dr. Didrick, SECONDED by Ms. White, WITH ALL IN FAVOR, the Board approved
3 the minutes of the September 10, 2014 meeting, as amended.

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6 **FIFTH ORDER OF BUSINESS – General Matters**

7 **A. Bond Refunding**

8 Mr. Bulliet discussed bond refunding with the Board. The bank option remained the most
9 attractive rate. MBS Capital Market approached several banks on the issue and continued to monitor
10 interest rates. There were two absolute conditions maintained: (1) not exceeding the outstanding principal
11 amount and (2) not extending the maturity. The primary option was a 3.25% for 10 years, with the
12 maximum annual debt service at \$180,000; \$57,000 less than the current annual debt service. This option
13 provided a 22% savings per unit and a remaining principal amount in the 11th year of \$1,525,000; the
14 district would have the option to refinance or reset, but that was not decided by the bank at the time of the
15 presentation. Mr. Bulliet also provided the option of a 4.50% rate, where more principal would be paid in
16 the 10 years. The recommendation was for the Board to direct MBS to try for 15 years, but to discuss all
17 options presented. A continuation of the meeting was recommended to allow for consideration. MBS
18 would return with more concrete answers and payment options.

19 The Board decided to continue the meeting to October 29, 2014.

20
21 **B. Commercial Fitness Products Preventative Maintenance Plan Agreement**

22 Ms. Oram stated that requests were sent to additional companies, for the purchase of new fitness
23 equipment.

24 This item was tabled until more proposals were received.

25
26 **C. Air Condition Maintenance Agreement**

27 Ms. Oram stated that the current company, American Heating and Cooling charged \$498 per
28 year. The company proposed \$2,280 to replace the compressor. There was an alternative quote from
29 Blackjack Air and Mechanical. The company charged \$378 per year and proposed \$2,150 to replace the
30 compressor.

31 Ms. White recommended Blackjack.

32
33 There was no decision made on the compressor. The Board directed staff to contact Blackjack
34 about whether replacement of the full unit was more cost effective than replacement of the compressor.

35
36 On MOTION by Dr. Didrick, SECONDED by Ms. White, WITH ALL IN FAVOR, the Board approved
37 the maintenance contract with Blackjack Air and Mechanical for \$378/yr.

1 On MOTION by Dr. Didrick, SECONDED by Ms. White, WITH ALL IN FAVOR, the Board approved
2 Chair consultation with Blackjack Air and Mechanical and authorized the Chair to decide and execute
3 repairs.

4
5
6 **D. Proposals:**

7 **> A-Team Underground LLC & Plumbing Services Proposal**

8 Ms. Oram stated that the proposal was to repair the cache basin, road and the surrounding area on
9 Whitehead. She recommended A-Team.

10
11 On MOTION by Dr. Didrick, SECONDED by Mr. Davidson, WITH ALL IN FAVOR, the Board
12 accepted the A-Team Underground LLC & Plumbing Services proposal.

13
14 **> Blooming Landscape Proposal**

15 This item was tabled to October 29, 2014.

16
17 **E. Audit Committee Recommendation**

18 **-Board Approval of Ranking and Recommendation**

19 Mr. St. Denis stated that the highest ranked firm from the Audit Committee was Grau and
20 Associates at 294.

21
22 **-Board Authorization to Enter into Negotiations; and Chair to Execute Agreement**

23
24 On MOTION by Ms. White, SECONDED by Mr. Davidson, WITH ALL IN FAVOR, the Board accepted
25 Grau and Associates proposal for the 2014 audit and authorized staff to enter into negotiations and the
26 Chair to execute a contract.

27
28 **F. Additional Items**

29 Mr. St. Denis stated the process for the landowner's election on November 12. The landowners
30 conduct the meeting. Each lot owner receives a vote. The criteria for voting and required documents will
31 be discussed at the next meeting. The HOA will send out the notices and, if operational, a notice will be
32 place on the website. At the meeting, nominations will come from the floor and then voting will take
33 place. After the landowners meeting, there may be a Board meeting, but it is not required. No quorum is
34 required for the landowner's election meeting.

35
36 Ms. Oram stated that Decks Plus was working on the cracks in the pool decks, but it was not
37 completed. The handicap lift was scheduled to be installed on October 9, 2014, after many weather
38 delays.

39 Ms. White inquired about the website.

40 Mr. St. Denis stated that a new firm was working on the site, and completion is expected before
41 the November meeting.

1 Ms. White requested more quotes on replacement of the clubhouse doors and dual drinking
2 fountains. She requested Board consideration for curb cleaning. A quote was received from Rocky at Day
3 Star for \$2,383.

4 Ms. Oram stated that requests were sent for quotes, regarding the clubhouse, and that staff will
5 investigate into drinking fountain options. She estimated that the fountain would cost \$700 plus an
6 installation fee.

7
8 On MOTION by Dr. Didrick, SECONDED by Mr. Davidson, WITH ALL IN FAVOR, the Board
9 approved curb cleaning proposal for \$2,383 from Day Star.

10
11 **SIXTH ORDER OF BUSINESS – Staff Reports**

12 **A. Manager**

13 There being none, the next item followed.

14
15 **B. Attorney**

16 There being none, the next item followed.

17
18 **C. Engineer**

19 There being none, the next item followed.

20
21 **SEVENTH ORDER OF BUSINESS – Audience Comments**

22 A resident inquired about the spa.

23 Ms. White believed it was repaired and will check.

24 A resident stated that Aquatic Systems will prepare a treatment plan to control pond vegetation.

25
26 **EIGHTH ORDER OF BUSINESS – Supervisor Requests**

27 There being none, the next item followed.

28
29 **NINTH ORDER OF BUSINESS – Adjournment/Continuation**

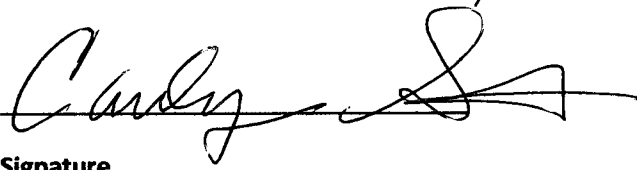
30 Mr. St. Denis requested a motion to continue the meeting to October 29, 2014 at 1:00 p.m.

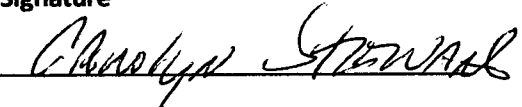
31
32 On MOTION by Ms. White, SECONDED by Mr. Davidson, WITH ALL IN FAVOR, the Board
33 continued the meeting to October 29, 2014 at 1:00 p.m.

34
35 **These minutes were prepared in summary format.*

36
37 **Each person who decides to appeal any decision made by the Board with respect to any matter considered at the*
38 *meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the*
39 *testimony and evidence upon which such appeal is to be based.*

1 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
2 meeting held on 11-6-2014.

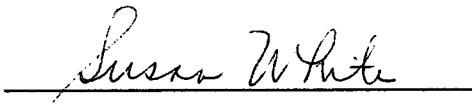
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4 **Signature**
5 

6 **Printed Name**

7 **Title:**

8 Secretary
9 Assistant Secretary

3 

4 **Signature**
5 SUSAN WHITE

6 **Printed Name**

7 **Title:**

8 Chairman
9 Vice Chairman