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

18 The Regular Meeting of the Board of Supervisors of the Harborage at Braden River Community
19 Development District was held on Wednesday, November 12, 2014, at 1:00 p.m. at the Harborage
20 Recreation Center, 5705 Key West Place, Bradenton, Florida.

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

29 Mr. St. Denis called the meeting to order.

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38 Present were:

39 Susie White	Chairman
40 Ian Davidson	Vice-Chairman
41 Dale Weidemiller	Supervisor
42 Charles Morrill	Supervisor
43 Bart Didrick	Supervisor

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49 Also present were:

50 Bruce St. Denis District Manager	District Manager
51 Carolyn Stewart	District Secretary
52 Jennifer LaRocco	District Bond Counsel
53 Patti Garrett	
54 John Vericker	District Counsel (via telephone)
55 Patricia Comings-Thibault	District Accountant (via telephone)
56 Sandy Oram	District Operations Manager (via telephone)
57 Justin Rowan	DPFG (via telephone)

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101 **Pledge of Allegiance**

102 The Pledge of Allegiance was recited by all in attendance.

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103 **SECOND ORDER OF BUSINESS – Organizational Matters**

104 **A. Oath of Office of Newly Elected Supervisor (1)**

105 Mr. Bruce St. Denis, being a Notary Public of the State of Florida, administered the oath of office
106 to Ian Davidson, a copy of the oath is attached hereto and made a part of the public record.

107 **B. Resolution 2015-1, Canvassing & Certifying Results of Landowners Election**

108 Mr. St. Denis certified the votes as follows: Ian Davidson received a total of 36 votes. Kim
109 Kitley received a total of 4 votes. Newt McCollough a total of 0 votes.

110 On MOTION by Mr. Weidemiller, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board
111 adopted Resolution 2015-1, Canvassing & Certifying Results of Landowners Election.

112 **C. Resolution 2015-2, Election of Officers**

113 Mr. St. Denis requested nominations for Chairman.

114 On MOTION by Mr. Davidson, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board
115 appointed Susie White as Chairman.

116 Mr. St. Denis requested nominations for Vice Chairman.

1 On MOTION by Dr. Didrick, SECONDED by Mr. Morrill, WITH ALL IN FAVOR, the Board appointed
2 Ian Davidson as Vice Chairman.

3
4 In accordance to Resolution 2015-2, Mr. St. Denis stated that the remaining three individuals on
5 the Board, Mr. Dale Weidemiller, Mr. Charles Morrill, and Dr. Didrick will serve as Assistant Secretaries.
6 Staffing remains as Bruce St. Denis as Secretary, Patricia Comings-Thibault as Treasurer, Bruce St. Denis
7 and Maik Aargard as Assistant Treasurers; and Jean Rugg and Carolyn Stewart as District Assistant
8 Secretaries.

9 On MOTION by Mr. Weidemiller, SECONDED by Ms. White, WITH ALL IN FAVOR, the Board
10 adopted Resolution 2015-2 Election of Officers: Susan White, Chair; Ian Davidson, Vice Chair; Bruce
11 St. Denis, Secretary; Patricia Comings-Thibault, Treasurer; Bruce St. Denis and Maik Aagaard as
12 Assistant Treasurers, and Dale Weidemiller, Charles Morrill and Dr. Didrick as Assistant Secretaries.

13
14 **D. Review of District and Supervisor Responsibilities**

15 Mr. St. Denis advised the Board that the District is a public entity and each member a public
16 official. The Board is bound by the Sunshine Law where two or more Supervisors cannot discuss any
17 matters outside of a noticed public meeting which may come before the Board, and the Public Records
18 Law, which also applies to email communication.

19 The District is governed by various laws and rules of the State of Florida including Chapter 190
20 and several others, which is outlined in the packet provided. Any materials kept by the Supervisor or staff
21 members in connection with the CDD are public records and it is recommended they are kept in one
22 location separate from your personal or business records in case of a Public Records Request.

23 At any time, questions regarding sunshine violations, please contact DPFPG, or an attorney.

24 **E. Compensation of Newly Elected Supervisor**

25 Mr. St. Denis asked for acceptance or waiver for compensation from newly elected Supervisors.
26 Ms. White, Mr. Davidson, and Mr. Morrill individually accepted compensation.

27 **THIRD ORDER OF BUSINESS- Public Comments on Agenda Items**

28 There being none, the next item followed.
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30 **FOURTH ORDER OF BUSINESS – Vendor Reports**

31 There being none, the next item followed.
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33 **FIFTH ORDER OF BUSINESS – Administrative Matters**

34 **A. Approval of Minutes of Meetings**

- 35 1. **October 8, 2014 Board**
36 2. **October 8, 2014 Audit Committee**

37 Mr. St. Denis presented the minutes, and asked for any comments or questions.

38 Mr. Morrill stated his name was excluded as present at the Audit Committee meeting, but was
39 present via phone.

40 On MOTION by Mr. Weidemiller, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board
41 approved the Minutes of October 8, 2014 Meeting, and the Minutes of October 8, 2014 Audit Committee
42 Meeting, as amended.

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2 **B. Acceptance of Financial Statements**

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

5 On MOTION by Ms. White, SECONDED by Mr. Davidson, WITH ALL IN FAVOR, the Board accepted
6 the Financial Statements.

7
8 **SIXTH ORDER OF BUSINESS- Bond Refunding Matters**

9 **A. Final Loan Commitment Letter (underwriter)**

10 **B. Bond Resolution 2015-3 (bond counsel) Trust Indenture**

11 Ms. Jennifer LaRocco presented the Bond process to the Board as Bond Resolution 2015-3. The
12 Resolution approves the commitment and authorizes the Board to sign.

13 Mr. Weidemiller asked if the documents are consistent with other bonding issuances and
14 financing. Ms. LaRocco confirmed they were, and preparations were authored by her office. Mr. Vericker
15 had looked at the Resolution and concurred.

16 Mr. St. Denis asks if there are any questions or concerns.

17 On MOTION by Ms. White, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board adopted
18 Bond Resolution 2015-3, Approving The Sale And Terms Of Sale Of The District's Capital
19 Improvement Revenue Refunding Bonds, Series 2014 (The "Bonds"); Establishing The
20 Interest Rate, Maturity Date, And Redemption Provisions Thereof; Approving A Private
21 Placement For The Bonds; Approving The Form Of Second Supplemental Trust Indenture And
22 The Escrow Deposit Agreement And Authorizing The Execution And Delivery Thereof By
23 Certain Officials And Officers Of The District; Authorizing Certain Officials And
24 Employees Of The District To Take All Actions Required And Execute And Deliver All
25 Documents, Instruments And Certificates Necessary In Connection With The Issuance, Sale
26 And Delivery Of The Bonds; Authorizing The Refunding Of The District's Outstanding
27 Capital Improvement Revenue Bonds, Series 2003a (The "Refunded Bonds"); Authorizing
28 Certain Officials And Employees Of The District To Take All Actions And Enter Into All
29 Agreements Required In Connection With The Refunding Of The Refunded Bonds; Specifying
30 The Application Of The Proceeds Of The Bonds; Providing Certain Other Details With
31 Respect To The Bonds; And Providing An Effective Date.

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33 **C. Assessment Methodology Report (DPFG)**

34 **Assessment Resolution 2015-4 (Straley)**

35 Mr. Justin Rowan presented the Assessment Methodology Report. The 2014 Bonds will be
36 issued in the amount of approximately \$2,665,000. Maximum annual debt service requirement for the
37 bonds will be approximately \$186,000.

38 Mr. Rowan asked for questions or comments.

39 On MOTION by Ms. White, SECONDED by Mr. Davidson, WITH ALL IN FAVOR, the Board adopted
40 Assessment Resolution 2015-4, Amending District Resolution 2004-01; Adopting The Supplemental
41 Special Assessment Allocation Methodology Report Dated November 12, 2014; And Providing For
42 Severability, Conflicts, And An Effective Date.

43
44 **D. Other Financing Matters**

1 Mr. Vericker confirmed that the pre-closing will take place on November 18, 2014, 1:00 at the
2 Clubhouse.

3 Discussion occurred between audience members, staff, and Board.

4 **SEVENTH ORDER OF BUSINESS – General Matters:**

5 **A. Resolution 2015-5 Rescinding 2010-12 and Designating Mark Straley as Registered**
6 **Agent/Registered Office**

7 Mr. Vericker suggested that he be used as Registered Agent.
8

9 On MOTION by Mr. Weidemiller, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board
10 adopted Resolution 2015-5, as amended, Rescinding 2010-12 and Designating John Vericker as
11 Registered Agent/Registered Office.

12
13 **B. Additional Items**

14 A Board member asked to complete a new Form 1.
15

16 **EIGHTH ORDER OF BUSINESS – Gate Policy Public Hearing**

17 **A. Open Public Hearing**
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19 On MOTION by Mr. Weidemiller, SECONDED by Mr. Morrill, WITH ALL IN FAVOR, the Board
20 Opened Public Hearing on Gate Policy.

21
22 **B. Gate Policy Presentation**

23 Mr. Vericker reported the changes in the present Gate Policy.
24

25 **C. Discussion**

26 There being no further discussion,
27

28 **D. Close Public Hearing**
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30 On MOTION by Dr. Didrick, SECONDED by Mr. Davidson, WITH ALL IN FAVOR, the Board closed
31 the Public Hearing on the Gate Policy.

32
33 **E. Resolution 2015-6**
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35 On MOTION by Mr. Weidemiller, SECONDED by Ms. White, WITH ALL IN FAVOR, the Board
36 adopted Resolution 2015-6, A Gate Entry and Exit Policy for the District.
37

38 **NINTH ORDER OF BUSINESS – Staff Reports**

39 **A. Manager**

40 There being none, the next item followed.
41

42 **B. Attorney**

43 There being none, the next item followed.
44

45 **C. Engineer**

46 There being none, the next item followed.
47

48 **TENTH ORDER OF BUSINESS – Audience Comments**

49 Audience commented on traffic speeding on the road by the lake. Portable speed bumps and
50 signage were options discussed. The Board directed Mr. St. Denis to look into portable speed bumps.

1 Other concerns discussed were Mallory Square Park, street light sensors not being consistent,
2 lighting on Harbourage Drive, rescue equipment hook needing repair, and pool emergency call button not
3 working.

4 Mr. St. Denis was directed to make a change in pool cleaning technician and to solicit other
5 proposals for pool cleaning.

6 **ELEVENTH ORDER OF BUSINESS – Supervisors Requests**

7 Ms. White requested email addresses from those not on the data base for CDD notifications.

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9 **TWELFTH ORDER OF BUSINESS – Adjournment**

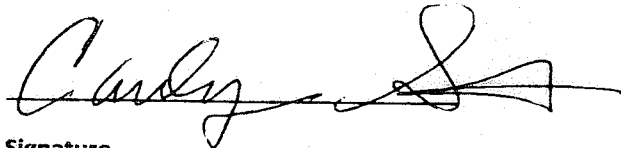
10 There being no further business,

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12 On MOTION by Ms. White, SECONDED by Mr. Davidson, WITH ALL IN FAVOR, the Board
13 adjourned.

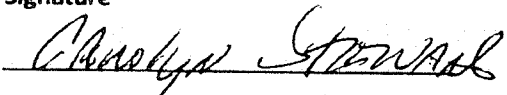
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15 **These minutes were prepared in summary format.*

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

19 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
20 meeting held on DEC 16 2014.

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25 Signature

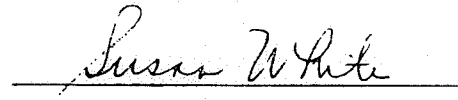
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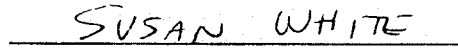
29 Title:

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33 Assistant Secretary

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28 Printed Name

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31 Chairman

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33 Vice Chairman