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

7 The Regular Meeting of the Board of Supervisors of the Harbourage at Braden River Community
8 Development District was held on Wednesday, December 10, 2014, at 1:00 p.m. at the Harbourage
9 Recreation Center, 5705 Key West Place, Bradenton, Florida.

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

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

12 Present were:

13 Susie White	Chairman
14 Ian Davidson	Vice-Chairman
15 Dale Weidemiller	Supervisor
16 Charles Morrill	Supervisor (via telephone)
17 Bart Didrick	Supervisor

18 Also present were:

19 Bruce St. Denis	District Manager
20 John Vericker	District Counsel (via telephone)
21 Patricia Comings-Thibault	District Accountant (via telephone)
22 Sandy Oram	District Operations Manager (via telephone)

23 **Pledge of Allegiance**

24
25 **SECOND ORDER OF BUSINESS – Organizational Matters**

- 26 A. Oath of Office of Newly Elected Supervisor (1)
27 B. Resolution 2015-1, Canvassing & Certifying Results of Landowners Election
28 C. Resolution 2015-2, Election of Officers
29 D. Review of District and Supervisor Responsibilities

30 As these items were completed in November 12, 2014 Regular Meeting, the next item followed.

31
32 **THIRD ORDER OF BUSINESS- Public Comments on Agenda Items**

33 There being none, the next item followed.

34
35 **FOURTH ORDER OF BUSINESS – Vendor Reports**

36 Ms. Oram introduced Aquatic Systems, Jeff Whaley, who made his report. Ponds are currently
37 under control with the cooler temperatures. He would like, in the future, to offer a proposal to the board to
38 add quarterly visual reports showing progress of the ponds. He asked for questions or comments.

39 Ms. White asked what the previous proposed plan was for ponds 3, 4, & 5. A resident who lives
40 in that area stated her concern for the infringement of invasive plants in the ponds, taking away from their
41 esthetic value. She also that previously treated foliage had not been removed.

42 Ms. Oram stated that in speaking with the former grounds manager, there was no proposal
43 brought before the Board on what specific approach would be taken for the maintenance of these ponds.
44 Treated areas with foliage are not typically removed from the surface, but left to sink and decompose.

1 Mr. Whaley stated that native vegetation is in direct proportion to the amount of algae that grows
2 and they are trying to keep the plants contained. By design, the ponds are generally no deeper than three
3 or four feet. He recommends plants to cover at Pond 5, as it is the shallowest.

4 Mr. St. Denis asked for other comments or questions.
5

6 **FIFTH ORDER OF BUSINESS-Administrative Matters**

7 **A. Approval of Minutes of November 12, 2014 Meetings**

8 Ms. White asked for correction on Page 2, line 30 to read that Supervisors had accepted
9 compensation.

10
11 On MOTION by Ms. White, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board approved
12 the Minutes of November 12, 2014 Meeting, as amended.

13
14 **B. Acceptance of Financial Statements**

15 Ms. Comings-Thibault gave the report, and asked for questions or comments.

16 Mr. Morrill questioned the amount of what is owed to developer. Mr. Vericker and Ms. Comings-
17 Thibault will review.

18 Mr. Davidson asked about the increase cost of electricity for the pool. It was explained that it is
19 an expected cost.

20 Mr. St. Denis asked if there were other questions or comments on the Financial Statement.
21

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

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

26 **A. Gym Equipment Maintenance**

27 Commercial Fitness

28 Ms. Oram reported there are few companies who service fitness equipment, but presented
29 proposals to the Board of other companies, with the recommendation to stay with current company.

30 Mr. Davidson pointed out inaccuracies found within the present contract as to number of
31 payments. Ms. Oram will have the corrections made.

32
33 On MOTION by Mr. Weidemiller, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board
34 approved to continue with Commercial Fitness subject to corrections made to the current contract's
35 inconsistencies as recommended by Mr. Davidson before given to Chairman for signature.

36
37 **B. Pool Cleaning Service**

38 Ms. Oram reported that she sent out eight requests for proposals to pool companies and received
39 two back. She stated if the Board would want to make a change, she will continue efforts to obtain more
40 proposals.

41 After discussion, the Board directed Ms. Oram to verify the contract's definition of vacuuming.
42
43

1 **C. Speed Bumps/Humps**

2 Ms. White reported on the proposals for rubber speed bumps as opposed to the asphalt, Exhibit 6,
3 and asked for questions and comments. Discussion ensued.

4
5 On MOTION by Ms. White, SECONDED by Mr. Weidemiller, WITH ALL IN FAVOR, the Board
6 accepted the proposal of Asphalt Repair Services in the amount of \$1,385.

7
8 **D. Bond Financing Update**

9 Mr. St. Denis reported that the Bond has been closed.

10
11 **E. Additional Items:**

12 Mr. Weidemiller, in witnessing the great attitude of the Board and seeing the good direction it is
13 taking; he tendered his resignation, effective at the end of the meeting. The remainder of his term,
14 approximately two years, would be filled by an appointment by the Board.

15
16 On MOTION by Ms. White, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board accepted
17 the resignation of Dale Weidemiller effective at the end of the December 10, 2014 meeting.

18
19 **SEVENTH ORDER OF BUSINESS – Staff Reports**

20 **A. Manager**

21 There being none, the next item followed.

22
23 **B. Attorney**

24 Mr. Vericker reminded the Board to not text for District business, as this is considered public
25 records with no ability to track. He will offer a more comprehensively review of the Sunshine Laws at a
26 later time.

27 **C. Engineer**

28 There being none, the next item followed.

29
30 **EIGHTH ORDER OF BUSINESS – Audience Comments**

31 There being done, the next item followed.

32
33 **TWELTH ORDER OF BUSINESS – Supervisors Requests**

34 Dr. Didrick announced that the harbor has six contracts for boaters and possibly three more, along
35 with a possible formation of a yacht club.

36 Ms. White announced that new doors were ordered and will soon be installed, perhaps after the
37 holidays. She noted that the website is not being maintained to reflect recent or pertinent information and
38 would like to see this corrected. She also requested an updated DPGF contract designating operations, i.e.
39 field management.

40 **THIRTEENTH ORDER OF BUSINESS – Adjournment**

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42 On MOTION by Dr. Didrick, SECONDED by Mr. Davidson, WITH ALL IN FAVOR, the Board
43 adjourned.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on JAN 14 2015.



Signature

BRUCE ST. DENIS

Printed Name

Title:

- Secretary
- Assistant Secretary



Signature

SUSAN WHITE

Printed Name

Title:

- Chairman
- Vice Chairman