

1
2
3
4
5
6
7
8

MINUTES OF MEETING
HARBOURAGE AT BRADEN RIVER
COMMUNITY DEVELOPMENT DISTRICT

9
10
11
12
13
14
15
16
17
18
19

The Regular Meeting of the Board of Supervisors of the Harbourage at Braden River Community Development District was held on Wednesday, May 14, 2014 at 1:00 p.m. at the Harbourage Clubhouse, 5705 Key West Place, Bradenton, Florida.

20
21
22
23
24
25
26
27
28

FIRST ORDER OF BUSINESS - Roll Call

Mr. St. Denis called the meeting to order.

The Board members introduced themselves for the record.

29
30
31
32
33
34
35
36
37

Present were:

Susie White	Chairman
Ian Davidson	Vice-Chairman
Bart Didrich	Supervisor
Dale Weidemiller	Supervisor
Charles Morrill	Supervisor (via telephone)

Also present were:

Bruce St. Denis	District Manager
Patricia Comings-Thibault	District Accountant (via telephone)
John Vericker	District Counsel (via telephone)
Sandy Oram	DPFG
Ed Bullet	MBS Capital

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

SECOND ORDER OF BUSINESS – Public Comments on Agenda Items

Resident asked what is the result of the recent security concerns?

Resident asked is it true that we have public roads and cannot prevent someone from entering our gates?

THIRD ORDER OF BUSINESS – Administration Matters

A. Approval of April 9, 2014 Meetings Minutes

Mr. St. Denis presented the Board members with a copy of the April 9, 2014 Board Meeting Minutes and requested any additions, corrections or deletions.

1 Supervisor stated on page one it states the address as Lakewood Ranch, Florida.
2 It should be Bradenton, Florida. On page two the Financial Update shows we have over
3 \$3 million and that is incorrect.

4 Mr. St. Denis stated we will make those corrections as stated.
5

6 On MOTION by Mr. Weidemiller, SECONDED by Ms. White, WITH ALL IN FAVOR,
7 the Board approved the April 9, 2014 Board Meeting Minutes, as amended.
8

9 **B. Acceptance of March 2014 Financial Update**

10 Ms. Comings-Thibault stated as of March 31, 2014 you have an unassigned
11 balance in your General Fund of approximately \$399,758. You are about 85% collected
12 as to your assessments. As for non-reoccurring expenditures there was a payment made to
13 US Bank in the amount of \$3,644 for trustee fees, gate repairs in the amount of \$670 and
14 a new hydraulic gate in the amount of \$2,700. Your Debt Service payment was made in
15 May.
16

17 On MOTION by Ms. White, SECONDED by Mr. Davidson, WITH ALL IN FAVOR,
18 the Board accepted the March 2014 Financial Update.
19

20 **FOURTH ORDER OF BUSINESS – General Matters**

21 **A. 2014 Elections**

22 ➤ **Memorandum**

23 Mr. St. Denis reviewed the 2014 Elections memorandum.
24

25 ➤ **Manatee County Supervisor of Elections Report on the Number of**
26 **Registered Voters – 243**

27 Mr. St. Denis stated there are 243 registered voters that can participate in the
28 general election in November.

29 ➤ **Resolution 2014-4, County General Election Resolution for Seats 4 & 5**

30 Mr. St. Denis stated there are two seats up for election this term; Seats 4 and 5.
31
32

33 On MOTION by Ms. White, SECONDED by Mr. Davison, WITH ALL IN FAVOR, the
34 Board adopted Resolution 2014-4, County General Election Resolution for Seats 4 & 5.
35

1 **B. Bond Refunding**

2 Mr. Bullet stated an insurance company has jumping in and is now insuring
3 bonds. We will research and bring back our finding. We have a conference call set up
4 today with the bank concerning a tax issue. We should know something from the Bank or
5 the insurance company within the next 2 ½ days.

6

7 **C. Bloomings Landscape and Turf Management Agreement for Landscape**
8 **Management**

9 A discussion was held and the Board directed Ms. Oram to obtain a new map that
10 clearly shows what land the CDD, HOA and COA are responsible for. This map is not to
11 exceed \$2,000.

12

13 On MOTION by Mr. Weidemiller, SECONDED by Dr. Didrick, WITH ALL IN
14 FAVOR, the Board approved Ms. Oram to Obtain a Map Outlining the Land
15 Responsibilities for the CDD, HOA and COA, in the Amount Not to Exceed \$2,000.

16

17 **D. Payroll Company switch from ADP to Decision HR**

18 Mr. Comings-Thibault stated sometime by the end of the year we will be ~~w~~itching
19 to Decision HR to provide payroll services because they are cheaper than ADP.

20

21 On MOTION by Ms. White, SECONDED by Mr. Davison, WITH ALL IN FAVOR, the
22 Board approved the switch from ADP to Decision HR for payroll services.

23

24 **E. Pool Deck**

25 Ms. Oram gave a presentation and will bring the Decks' guy to the workshop.

26

27 **F. Pool Lifts**

28 Ms. Oram gave a presentation on different companies offering pool lifts.

29 Following a discussion,

30

31 On MOTION by Mr. Weidemiller, SECONDED by Dr. Didrick, WITH ALL IN
32 FAVOR, the Board approved 101 Mobility as pool lift providers.

33

34

35

1 **G. Playground Equipment/Dog Park**

2 After a discussion, the Board would like to see a price range for replacing the
3 equipment.

4

5 **H. Rules of Procedure and Setting of Public Hearing Date**

6 Mr. Vericker gave a brief explanation for the rules and procedure and stated I do
7 not know if you have adopted Rules of Procedure before, even if you have it would still
8 be time to update it anyways. It is procedure for it to be a Public Hearing so that the
9 public can make any comments before the rules are adopted with a resolution.

10 Mr. St. Denis stated the Public Hearing will be held on July 9, 2014.

11

12 On MOTION by Ms. White, SECONDED by Mr. Davison, WITH ALL IN FAVOR, the
13 Board approved the Public Hearing for July 9, 2014 at 1:00 p.m. at the Harbourage
14 Recreation Center.

15

16 **I. Surplus Marina Equipment Disposal**

17 Mr. Vericker reviewed his memorandum on the procedures of disposal of surplus
18 equipment.

19 Following a discussions,

20

21 On MOTION by Mr. Morrill, SECONDED by Mr. Weidemiller, WITH ALL IN
22 FAVOR, the Board determined seven boat lifts, four non-working and three working, to
23 be surplus equipment.

24

25 On MOTION by Ms. White, SECONDED by Mr. Davison, WITH ALL IN FAVOR, the
26 Board approved the seven boat lifts to be sold as determined by Dr. Didrick and Ms.
27 Oram.

28

29 **J. Updates:**

30 ➤ **Boat Transponders**

31 District Manager will follow up and get the information to the appropriate parties.

32

33 ➤ **Gate Damage Reimbursement**

34 After a discussion,

35

1 On MOTION by Ms. White, SECONDED by Mr. Davison, WITH ALL IN FAVOR, the
2 Board approved Sending a Onetime Letter to Those that Damage the Gate that Notifies
3 Them of the "Bar Tab" of \$200 for Repairs.

4
5 District would need to contact Ms. Oram and staff will send out the letter.

6
7 **K. Southern Greens – Pest Control Renewal**

8 Ms. Oram stated the contract with Southern Greens is up for renewal.

9 Following discussion,

10
11 On MOTION by Mr. Weidemiller, SECONDED by Dr. Didrick, WITH ALL IN
12 FAVOR, the Board approved the Renewal of Contract with Southern Greens.

13
14 **L. Additional Items**

15 There being none, the next item followed.

16
17 **FIFTH ORDER OF BUSINESS- Staff Reports**

18 **A. District Manager**

19 There being no report, the next item followed.

20
21 **B. District Counsel**

22 There being no report, the next item followed

23
24 **C. District Engineer**

25 There being no report, the next item followed

26
27 **SIXTH ORDER OF BUSINESS – Audience Comments**

28 There being none, the next item followed.

29
30 **SEVENTH ORDER OF BUSINESS – Supervisors Request**

31 There being none, the next item followed.

32
33 **EIGHTH ORDER OF BUSINESS – Adjournment**

34 There being no further business,

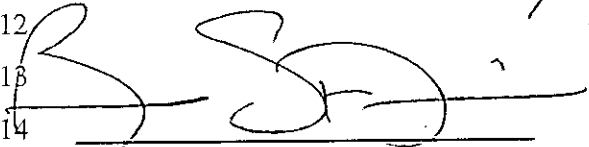
35

1 On MOTION by Ms. White, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the
2 meeting was adjourned.

3
4 *These minutes were prepared in summary format.

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

9
10 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
11 publicly noticed meeting held on 6/11/14.

12 

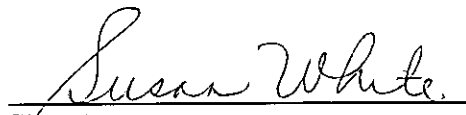
13
14 Signature

15
16 BRUCE ST. DENIS

17 Printed Name

18
19 Title:

20 Secretary
21 Assistant Secretary



13
14 Signature

15
16 SUSAN WHITE

17 Printed Name

18
19 Title:

20 Chairman
21 Vice Chairman