

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38

**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, July 9, 2014, at 1:00 p.m. at the Harbourage Clubhouse, 5705 Key West Place, Bradenton, Florida.

**FIRST ORDER OF BUSINESS - Roll Call**

Mr. St. Denis called the meeting to order.  
Ms. White led the Pledge of Allegiance.  
The Board members introduced themselves for the record.

Present were:

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

Also present were:

Bruce St. Denis	District Manager
Patricia Comings-Thibault	DPFG (via telephone)
Justin Rowan	DPFG (via telephone)
Sandy Oram	DPFG
Ed Bulliet	MBS Capital
V. Babbar	District Attorney
Residents	

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

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

There being none; the next item followed.

**THIRD ORDER OF BUSINESS – Public Hearing on Rules of Procedures**

A. Open Public Hearing  
Mr. St. Denis requested a motion to open the public hearing.

On MOTION by Ms. Weidemiller, SECONDED by Ms. White, WITH ALL IN FAVOR, the Board opened the public hearing.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35

**B. Presentation of Rules of Procedures**

Mr. Babbar reviewed the Rules of Procedures and explained that these are standard rules that are required by Florida Statute. They are updated when there are changes in the Florida Statute regarding the rules of procedure.

Mr. Babar asked if there were any questions  
There being none the next item followed.

**C. Public Comments**

Mr. St. Denis asked if there are any questions or comments.  
There being none, the next item followed.

**D. Close Public Hearing**

Mr. St. Denis requested a motion to close the public hearing.

On MOTION by Ms. White, SECONDED by Mr. Davidson, WITH ALL IN FAVOR, the Board closed the public hearing.

**E. Resolution 2014-6, Adoption of Rules of Procedures**

Mr. St. Denis requested motion to adopt Resolution 2014-6 the Rules of Procedure.

On MOTION by Mr. Weidemiller, SECONDED by Ms. White, WITH ALL IN FAVOR, the Board approved Resolution 2014-6 adoption of the Rules of Procedure.

**FOURTH ORDER OF BUSINESS – General Matters**

**A. Discussion of Tot Lot**

Mr. St. Denis stated the Board has been very active in addressing several items in the community that need attention. Those issues are as follows;

1. American Disability Act/Pool Access
2. Marina/Boat Lifts/ Vandalism
3. Pool Deck/Spa
4. Play grounds, replacing cost is in the \$40,000 range
5. Recommendations from DPFPG are to remove the playground equipment and make it ADA compliant. A dog park was discussed.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30

Ms. White stated they are in the process of doing a survey and requested a motion to approve the Board to move forward with the survey to get an idea of what the homeowners want to see done with the playground area. Until the time that a future use of the park is decided Mallory Square park will stay as it is and the benches will be cleaned up and replaced along with one trash can.

Mr. St. Denis stated in my conversations with the Chairwomen we will include the survey with the assessment notices.

A resident questions the ability to remove an amenity that was originally a part of the community. I do not understand where the legal entity is to just remove something that is a part of the community. It was a selling point of the community. Secondly if the tot lot is going to be removed whatever is going to replace it is going right in the middle of the HOA neighbor. I think it is important for this Board to consider that it is important for the HOA to maintain the atmosphere of the neighborhood. What about reserves, generally when an association or the CDD has amenities, there is usually some sort of reserve requirement that maintains those assets over the years. I was wondering where the reserves stand in regards to the tot lot.

Mr. St. Denis asked Ms. Comings-Thibault to discuss the questions about the reserves.

Ms. Comings-Thibault stated at this point in time because the assessments are 90% collected there is a fund balance of \$329,000. They do not have an assigned fund balance as there is not a policy in place for that. However with this new budget they will have that policy in place.

Mr. St. Denis stated it is typically \$100,000 to help with the expenditures until assessments are collected with the tax bills.

Ms. Comings-Thibault stated the expenditures for the next few months will be coming out of the \$329,000 so to be on the safe side you would have \$250,000.

Mr. St. Denis stated so the actual balance after those expenses would be approximately \$70,000.

1           The Resident stated so as I understand it the CDD does not have a  
2 reserve funds.

3           Mr. St. Dennis stated that is correct to this point in time. We have been  
4 advocating a reserve study to help with this process.

5           Ms. White stated having a reserve fund is one of the things this Board  
6 believes is important.

7           Mr. St. Denis stated that is the reason for the proposed increase in  
8 assessments to build a reserve fund.

9           Mr. Babbar stated the board does have the authority to change amenities  
10 from one to another to benefit the community.

11           Mr. St. Denis stated at this time the Board is not asking District Counsel  
12 for further research.

13           Further Board discussion was held regarding the survey.

14

15           On MOTION by Ms. White, SECONDED by Mr. Weidemiller, WITH ALL IN  
16 FAVOR, the Board approved moving forward with the survey being sent to all  
17 homeowners concerning the future use of the dog park.

18

19           **B. Bond Refunding**

20           Mr. Ed Bulliet reviewed the Bond Refinancing process that he had presented  
21 to the Board in April. He stated on page 3 there is a summary of what we have  
22 been doing. Our job as an investment banker is getting the best interest rate we  
23 can for the Board. We have done some investigation and when we were here in  
24 April the banks were a slightly better choice. Since April interest rates have gone  
25 lower in the tax exempt market. We have put the credit packs together and they  
26 are now with the insurance company's and rating agencies. Previously we  
27 showed that bank placement would have a \$37,000 savings per year. Every  
28 resident would save about 15% on their annual assessment payment. Page 8 is  
29 the schedule and where we are at this time. We will be in a position at your  
30 August 13<sup>th</sup> meeting to come back with final numbers.

31

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34

The Board wanted to know if the decrease in assessment would take place on this upcoming tax bill.

Ms. Comings-Thibault stated that is a possibility but did not want to say defiantly yes.

Mr. St. Denis asked Ms. Comings-Thibault to research that question.

Discussion was held regarding the timing of the bond closing and the tax assessment.

The meeting will be continued to August 6<sup>th</sup> at 1:00 p.m.

**C. Discussion of Proposed Approved FY 2014-2015 Budget**

St. Denis reviewed the FY 2014-2015 Budget stating there are no changes within the proposed budget and the public hearing is set for August 13<sup>th</sup>.

**D. Discussion of Gate Enter/Exit Policy**

Ms. White stated she is fine with sending out the gate enter/exit policy with the assessment policy.

Mr. St. Denis stated I do not think we should include it in the assessment mailing. This is something we could put on the new website when it is done. Let's talk to District Counsel as I believe there is a ruling that states if you are imposing fines you have to have a public hearing.

Ms. White stated as a positive note it has not been knocked down recently.

**E. Discussion of Storm Drain on Key West Place**

Mr. St. Denis discussed the replacement of the storm drain on Key West Place which is owned by the District. Mr. St. Denis requested a motion for staff to authorize an RFP to replace the storm drain on Key West Place; this wouldn't be approved until three quotes are brought back to the board.

On MOTION by Mr. Weidemiller, SECONDED by Ms. White, WITH ALL IN FAVOR, the Board approved obtaining 3 quotes for the storms drain on Key West Place and authorized staff to work with the Chairman

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35

**F. 2014 General Election Status**

Mr. Denis reviewed the Election Status stating that seat #4 held by Ms. White will start another term November 18, 2014 as well as Mr. Morrill seat #5.

**G. Update:**

**a. Boat Lifts**

Mrs. Oram gave an update on the boat lifts.

**b. Amenity Center & Common Areas & Map**

Mrs. Oram reviewed the updated Amenity Center & Common Areas & Map.

**c. Pool Deck**

Mrs. Oram reviewed the status of the pool deck repair stating that the contractor predicts to be done within a week to 10 days.

**H. Additional Items**

There being none, the next item followed.

**FIFTH ORDER OF BUSINESS- Staff Reports**

**A. District Manager**

Mrs. Sandy Oram stated there have been two complaints about the ponds. Ms. White and Ms. Oram have met with the Aquatics Systems representative who will take a look at the problems. West Coast Landscape waved the \$750.00 charge for trimming the hedges, shrubs and bushes. The A/C contractor agreed to write off the charge for services because the maintenance wasn't kept up by the contractor.

**B. District Counsel**

There being no report, the next item followed

**C. District Engineer**

There being no report, the next item followed

1

2 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at  
3 a publicly noticed meeting held on 8.13.2014.

4

5 *Carolyn Stewart*  
6 Signature

*Susan White*  
Signature

7

8 Carolyn Stewart  
9 Printed Name

SUSAN WHITE  
Printed Name

10

11 Title:

12  Secretary

13  Assistant Secretary

Title:

Chairman

Vice Chairman