

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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.

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 12, 2017 at 1:01 p.m.** at the Harbourage Recreation Center located at 5705 Key West Place Bradenton, FL.

Present and constituting a quorum were:

Susan White	Board Supervisor, Chairman
Tom Bonenberger	Board Supervisor, Vice Chairman
Allan Burke	Board Supervisor, Assistant Secretary
Don Sleight	Board Supervisor, Assistant Secretary (via phone)
Charles (Chip) Morrill	Board Supervisor, Assistant Secretary (via phone)

Also present were:

Joseph Roethke	District Manager, Rizzetta & Co., Inc.
Vivek Babbar	District Counsel, Straley & Robin (via phone)
Chris Kolb	District Engineer, Schappacher Engineering
Sarah Bowen	Aquatic Systems
Tony Gipe	Operations Manager, Rizzetta Amenity Services
Audience	

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

Mr. Roethke called the meeting to order, conducted roll call and asked everyone present to recite the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

An audience member asked about pressure washing the curbs.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on June 14, 2017

On a Motion by Ms. White, seconded by Mr. Burke, with all in favor, the Board approved the Minutes from the Board of Supervisors' Regular Meeting held on June 14, 2017 for Harbourage at Braden River Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for
May 2017**

On a Motion by Ms. White, seconded by Mr. Burke, with all in favor, the Board approved the operation and maintenance expenditures for May 2017 totaling (\$32,091.38) for Harbourage at Braden River Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Pond Report

Mr. Roethke presented the pond inspection report and Ms. Bowen reviewed the details of this report with the Board. The Board informed Ms. Bowen that she will only be required to attend meetings quarterly going forward.

(Ms. Bowen left while the meeting was in progress at 1:09 p.m.)

SIXTH ORDER OF BUSINESS

Presentation of Landscape Report

Mr. Roethke presented the landscape inspection report to the Board.

Ms. White informed the Board that the CDD, HOA, and COAs are still working on an RFP for landscape and irrigation maintenance.

SEVENTH ORDER OF BUSINESS

**Amendment to the Marina Rules
and Regulations**

Mr. Roethke presented a revised Marina Rules and Regulations document to the Board. Mr. Gipe and Ms. White reviewed any changes with the Board. Ms. White suggested adding more detailed language regarding extension cord requirements. Mr. Sleight mentioned that item #11 should be updated to state that no more than one vessel can be stored on a lift without prior approval from the District.

On a Motion by Mr. Burke, seconded by Ms. White, with all in favor, the Board approved the Revised Marina Rules and Regulations, as amended with final review by Board Chair for Harbourage at Braden River Community Development District.

EIGHTH ORDER OF BUSINESS

**Amendment to the Boat Slip Rental
Policy**

Mr. Roethke presented a revised Boat Slip Rental Policy to the Board. Mr. Gipe and Ms. White reviewed any changes with the Board. Ms. White suggested adding a statement regarding the fact that the operator of the vessel must be a resident of the District.

On a Motion by Mr. Bonenberger, seconded by Mr. Burke, with all in favor, the Board approved the revised Boat Slip Rental Policy, as amended, with final review by Board Chair for Harbourage at Braden River Community Development District.

NINTH ORDER OF BUSINESS

**Amendment to the Clubhouse
Private Use Agreement**

Mr. Roethke presented a revised clubhouse private use agreement to the Board. Mr. Gipe and Ms. White reviewed any changes to this agreement with the Board.

On a Motion by Mr. Bonenberger, seconded by Ms. White, with all in favor, the Board approved revised Clubhouse Private Use agreement for Harbourage at Braden River Community Development District.

TENTH ORDER OF BUSINESS

Presentation of 2016 Audit Report

Mr. Roethke presented the 2016 Audit Report to the Board. It was noted that the auditor's opinion was unqualified and there are no instances or adverse findings reported for this District.

Mr. Sleight questioned an issue with the reporting table on page 4 of the audit report.

On a Motion by Ms. White, seconded by Mr. Burke, with all in favor, the Board accepted audit report for Fiscal Year 2015-2016 for Harbourage at Braden River Community Development District.

ELEVENTH ORDER OF BUSINESS

**Discussion Regarding Fiscal Year
2016/2017 Capital Outlay Items**

Mr. Roethke presented the Fiscal Year 2016/2017 Capital Outlay Item list to the Board. There are several possible additions to this list, including electrical repairs at the marina and security system upgrades. Mr. Gipe suggested several other items, including a kayak launch and gate motors.

**i. Presentation of Owens
Electric Inspection Report**

Mr. Gipe presented an electric inspection report to the Board, which lists potential future repairs to the electrical system at the marina. A discussion ensued. The Board would like to see a proposal for necessary repairs.

ii. **Consideration of Proposal
from Envera**

Mr. Roethke presented a proposal from Envera for security system upgrades and Mr. Gipe reviewed the details of this proposal with the board. The Board is also interested in seeing upgrade options for the front gate areas, as well.

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel**
No report.
- B. **District Engineer**
No report.
- C. **Clubhouse Manager Report**
Mr. Gipe presented the Clubhouse Management Report to the Board.
- D. **District Manager**
Mr. Roethke stated that the next Board of Supervisors' regular meeting will be held on Wednesday, August 9, 2017 at 1:00 p.m. at the Harbourage Recreation Center located at 5705 Key West Place, Bradenton, FL.

THIRTEENTH ORDER OF BUSINESS

Public Comments

An audience member informed the Board on the status of issues with asphalt repairs by Driveway Maintenance.

FOURTEENTH ORDER OF BUSINESS

Supervisor Request

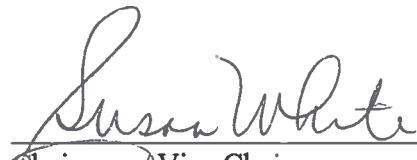
Ms. White asked about damage to a leased marina slip. District Counsel will review the issues and compare to the executed rental agreement to determine if this lease can be terminated.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Bonenberger, seconded by Ms. White, with all in favor, the Board adjourned the meeting at 2:21 p.m. for Harbourage at Braden River Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman