

THE HARBORAGE AT BRADEN RIVER HOMEOWNER'S ASSOCIATION, INC
BOARD MEETING
February 12, 2020, 7pm
The Harborage Clubhouse
5705 Key West Place, Bradenton, FL 34203

Unapproved Minutes

Call to Order: Matthew Walsh called the meeting to order at 7pm

Establish Quorum and Confirmation of Proper Meeting Notice: Board Members present were President Matthew Walsh, Treasurer Nicole Banks and Directors Kelly Ann Marechal and West Vogel. Loryn Hawkins, Argus Property Management, was also in attendance. The Meeting Notice was posted in accordance with the Bylaws and Florida Statutes 720.

Approval of Minutes: A *motion* made Matthew Walsh and seconded by Kelly Ann Marechal to approve the minutes from the January 15, 2020 Board Meeting. All Directors present voted in favor of the motion. *The motion carried.*

REPORTS

Financial: Nicole Banks provided a year-end financial report. A *motion* was made by Nicole and seconded by West Vogel to approve the 2019 y-t-d report as provided. All Directors present voted in favor of the motion. *The motion carried.*

Landscaping: See Tree Removal under Old Business below.

Compliance: West Vogel provided a violation report for the townhomes. Loryn reported there are two open violations for the single family homes, one for a dog off leash and the other on Conch Island for tree trimming.

OLD BUSINESS

Tree Removal: Matthew Walsh reviewed the proposals from Clean Cut Tree Service and Bloomings Landscape to remove and/or trim the trees in the townhomes. A *motion* was made by Nicole Banks and seconded by Kelly Ann Marechal to approve Clean Cut remove/tree the trees at an amount not to exceed \$6500. All Directors present voted in favor of the motion. *The motion carried.*

NEW BUSINESS:

Pet and Trash Can Violations: Matthew Walsh reminded residents to make sure they cleaned up after their pets and not to leave their trash cans out. An email blast was sent to residents stating same.

ARC REVIEWS:

5627 Southernmost – Ring Doorbell. A *motion* was made by Nicole Banks and seconded by Kelly Ann Marechal to approve this ARC application. All Directors present voted in favor of the motion. *The motion carried.*

5604 Whitehead – A *motion* was made by Nicole Banks and seconded by West Vogel to approve the ARC with the stipulation the owner work with Steve Sutton@Bloomings Landscape to install Florida-Friendly landscaping around the compressor to shield it from view. All Directors present voted in favor of the motion. *The motion carried.*

OWNER COMMENTS: Armadillos, mailboxes and landscaping were discussed. Nicole Banks will obtain a quote for new mailboxes. Loryn will obtain a quote from a trapper to address the Armadillo issue.

DATE OF NEXT MEETING: March 11, 2020, 7pm

ADJOURNMENT: With no further business to discuss, the meeting was adjourned at 7:55pm.

Submitted by Loryn Hawkins, Argus Property Management