

**Board Meeting Minutes**  
**Harborage on Braden River Homeowners Association, Inc.**  
**C/o C&S Community Management Services**  
**31 Sarasota Center Blvd., Suite B**  
**Sarasota, FL 34240**  
**8/12/2020**

A meeting of the Board of Directors of Harborage on Braden River HOA, Inc., a Florida Corporation Not for Profit, was held via ZOOM on August 12, 2020 at 7:00 PM.

The meeting was called to order by Matthew Walsh, President.

Other Directors present at the meeting were: Nicole Banks, Kelly Ann Marechal and Ellen Sessions. Lisa Lemmon of C&S Community Management Services, Inc, AAMC, acted as recording Secretary.

**Motions:**

- A. A motion was made by Mathew Walsh and seconded to approve the 07/08/2020 Board Meeting minutes. The motion passed unanimously.
- B. A motion was made by Nicole Banks and seconded to accept the July, 2020 Financial Report. The motion passed unanimously.
- C. A motion was made by Nicole Banks and seconded to turn over 5616 Whitehead and 5619 Southernmost to the attorney for collection. The motion passed unanimously.
- D. A motion was made by Nicole Banks and seconded to approve a fast-tract ARC for items that do not need to wait for ARC approval at a Board Meeting. These would include, installation of retractable screens on the townhomes, installation of white gutters or painting of a home within the established color choice. This is to be a living document and may be amended as needed by the Board of Directors. The motion passed unanimously.
- E. A motion was made by Nicole Banks and seconded to approve the following Rules:
  - a. Flags must be located by the column to the left of the front door (looking at the front door) 10-12" down from last rung. Approved Flag size is 3' x 5' with poles not to be more than 6 ft long.
  - b. All external lighting is to have the same specifications. LED Light Bulbs 60 Watt Equivalent, A19, Warm White.The motion passed unanimously.
- F. A motion was made by Nicole Banks and seconded to accept the resignation of Tim Tyrell and to appoint Kellie Bruggemann to the Board of Directors. The motion passed unanimously.

**Discussions:**

- A. The new Association Manager, Lisa Lemmon, was introduced to those at the meeting.
- B. It was reported that affixing addresses on the garages is still happening. Many thanks to Jose for painting the light fixtures.
- C. The Association Manager was asked to look into the status of the foreclosure filed against 5654 Simonton and report back to the Board.
- D. The request to have two trees planted in the green space was tabled until the CDD could provide more information.
- E. The next Board Meeting will be held on 09/09/20 at 7:00 via ZOOM.

With no other business coming before the Board a motion was made and seconded to close the meeting

Respectfully submitted,

***Lisa Lemmon***

Association Manager/Recording Secretary  
Harborage on Braden River HOA, Inc.