

**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**  
**10/14/2020**

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 October 14, 2020 at 7:00 PM.

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

Other Directors present at the meeting were: Nicole Banks 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 09/09/2020 Board Meeting minutes. The motion passed unanimously.
- B. A motion was made by Nicole Banks and seconded to accept the September, 2020 Financial Report. The motion passed unanimously.
- C. A motion was made by Nicole Banks and seconded to have Anderson/Givens/Fredericks as Association counsel. All files currently with Mary Hawk, Esquire will remain with her until concluded. The motion passed unanimously.
- D. A motion was made by Nicole Banks to approve the reimbursement to a new owner for plantings that Bloomings will replant in common areas. The price is not to exceed \$500. The motion passed unanimously.
- E. A motion was made by Nicole Banks and seconded to remove the weight restriction for pets. Any permitted pet which becomes a nuisance or annoyance to a neighbor as determined by the Board or Manatee County shall not be permitted to remain in any single family Lot or townhome, and such pet shall be required to vacate the Subdivision.  
Failure of any pet owner to fully comply with the provisions of this Article shall result in fines of Fifty Dollars (\$50.00) per diem for each day of noncompliance.  
Dogs and other permitted pets are not permitted outside any single family Lot or townhome or within the courtyard of any townhome unless accompanied by the Owner of the dog or other permitted pet at all times; and while outside, such dogs and permitted pets shall not be permitted to bark or otherwise become a nuisance or annoyance to a neighbor. Permitted pets shall be kept only subject to and in accordance the rules and must be kept on a leash except when within a fenced or other enclosed area. The motion passed unanimously.
- E. A motion was made by Nicole Banks and seconded to approve the following Rule as it pertains to golf carts. Golf carts are a recreational vehicle and shall be stored within the garage. Operators of a golf cart must be over the age of fourteen (14) years of age and only drive on the streets. The speed limit is 12 mph. The motion passed unanimously.

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