

**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**  
**12/09/2020**

A meeting of the Board of Directors of Harborage on Braden River HOA, Inc., a Florida Corporation Not for Profit, was held at the Harborage Recreational Center, 5705 Key West Place, Bradenton, FL on December 9, 2020 at 7:05 PM.

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

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

**Treasurer's Report:**

- A. The life expectancy on the roofs is another three to four years however more leaks will occur as time goes on. Proposals for new roofs have been sought but will take time to receive and then review as our Reserves will not be funded enough for the replacements at the moment. We have for this year and will for the next few years be adding more money into the reserves for this exact reason.

**President's Report:**

- A. Gutters will need to be clean and those with breaks will need to be welded.
- B. Trees have been trimmed.
- C. Sidewalks and parking pads have been power washed.
- D. It is recommended that a resident place a white stone any light that is not working so that it might be more easily identified.
- E. Samples on House numbers are arriving around 12/16/20. The total cost is estimated to be approximately \$3,600.

**Motions:**

- A. A motion was made by Matthew Walsh and seconded to appoint Chris Purnell to the Board of Directors. The motion passed unanimously.
- B. A motion was made by Nicole Banks and seconded to approve the 11/11/2020 Organizational Board Meeting minutes. The motion passed unanimously.
- C. A motion was made by Matthew Walsh and seconded to accept the October & November, 2020 Financial Reports. The motion passed unanimously.
- D. A motion was made by Nicole Banks and seconded to approve the ARC for 5603 Simonton pending the following clarifications:
- a. Rooflines must match

b. House color must match and look seamless

c. Ask for drawings.

The motion passed unanimously.

E. A motion was made by Nicole Banks and seconded to deny the ARC request for 5627 Simonton for awning installation. The motion passed unanimously.

F. A motion was made by Matthew Walsh and seconded to approve that there will be no compliance violations for holiday lighting. The motion passed unanimously.

**Discussions:**

A. 40' commercial trailers may not be parked on the property

B. The Fining Committee is being reactivated with the following committee members:  
Gordon Butler, Dawn Evans, Cassie Yeager

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