

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
02/10/2021

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 February 10, 2021 at 7:03 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 and Chris Purnell. Lisa Lemmon of C&S Community Management Services, Inc, AAMC, acted as recording Secretary.

Treasurer's Report:

- A. As the 2020 EOY Financial Report was received this afternoon, any discussion and acceptance of the Report was tabled until the next meeting.

President's Report:

- A. The President, Matthew Walsh talked about work regarding landscaping and irrigation of the Townhomes.
- a. Hard pruning has occurred as is normally done this time of year.
 - b. There was an issue with the irrigation system due to the CDD problem where the well pump that keeps the fountain lake at a higher level had burned out. This affected out levels of output so the entire irrigation system needed to be checked. Luckily very little blockage was found.
 - c. The pump that handles the irrigation for all the townhomes was turned off by an unknown person. New locks are being installed and only the CDD, Bloomings and Matthew Walsh will have keys.
 - d. The diseased palm tree is being addressed and the leaning tree has been bolstered.
 - e. Owners in the Townhomes need to submit an ARC request before planning or removing plants.

Motions:

- A. A motion was made by Nicole Banks and seconded to approve the 1/20/2021 Board Meeting Minutes. The motion passed unanimously.
- B. A motion was made by Ellen Sessions and seconded to approve the ARC request submitted by Nicole Balks, 5515 Simonton. The motion passed unanimously.

Discussions:

- A. A proposal from Florida Southern Roofing was submitted for the re-roofing of the Townhomes but was found to be incomplete. Vendor is to be called to submit a proposal for thirteen buildings.
- B. Matthew Walsh will be meeting with a vendor on February 26th regarding the cleaning

and repair of gutters on the Townhomes.

- C. A discussion was held regarding the hedge-line behind Simonton that affects the single family homes. The hedges are encroaching on the usable footage of the lot and need attention. Bloomings is to be contacted for a proposal.

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