

**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**  
**3/10/2021**

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 March 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, Ellen Sessions and Chris Purnell. Lisa Lemmon of C&S Community Management Services, Inc, AAMC, acted as recording Secretary.

**Motions:**

- A. A motion was made by Matthew Walsh and seconded to approve the 2/10/2021 Board Meeting Minutes. The motion passed unanimously.
- B. A motion was made by Matthew Walsh and seconded to January, 2021 Financial Report. The motion passed unanimously.
- C. A motion was made by Nicole banks and seconded to deny the ARC request for new door hardware for 5678 Duval, Haerle. The motion passed unanimously.
- D. A motion was made by Matthew Walsh and seconded to establish a two-man maintenance team.  
In Favor – Matthew Walsh, Ellen Sessions, Chris Purnell  
Abstain – Nicole Banks  
The motion passed.
- E. The motion to approve the audit compilation was tabled.
- F. A motion was made by Matthew Walsh and seconded to accept the resignation of Kellie Bruggemann and appoint Carrie Rummery to the Board. The motion passed unanimously.

**Discussions:**

- A. Matthew Walsh reported that he has a quote on gutter repairs. Seams will be welded. The vendor has worked on the property before.

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