



The Harborage on Braden River Homeowners Association, Inc.

June 16, 2021

Meeting of the Board of Directors

Call to Order: The meeting was called to order at 7:01 pm by President Matthew Walsh.

Determination of quorum: A quorum was present with Matthew Walsh, Chris Purnell, Ellen Sessions, and Carrie Rummery in attendance. Nicole Banks was absent (excused). Michelle Thibeault and Erin Graybill were present from Sunstate Association Management Group, Inc. Lindsey Olson from Sunstate Management was present via conference call.

Proof of Notice: Proof of Notice was posted in accordance with statute 720 and the Associations documents.

Consideration to accept the May 19, 2021 Minutes – MOTION made by Chris Purnell and seconded by Carrie Rummery to approve the minutes of the April 14, 2021 meeting.

Presidents Report: The ARC committee will be appointed next month. Chris Purnell will be taking the lead on forming this committee.

Management Report: Michelle discussed the compliance report, and the responses Sunstate has received. The A/R was discussed – a question was asked about taking the association dues from the rent. Michelle to contact attorney to determine this process.

New Business:

- a. ARC – 5546 Whitehead – Discussion was had. The plants list was discussed. The homeowner is going to clarify the trees and sound barrier for equipment. **MOTION** made by Ellen Sessions and seconded by Matthew Walsh to amend the application to add the Cleveland Pear tree and the sound barrier around the pool equipment, and approve the project pending the final approval of Chris and Matthew on Friday. Motion passed unanimously.

Homeowner Comments:

- An owner asked about the past due homeowners that have not been sent to the attorney. Sunstate Management is starting their collections policy. Collections is one of the main reasons the board sought out new management.

- 5654 Whitehead asked about pest control.

Fining: 5535 Simonton – MOTION made by and seconded to fine the home \$50/photo of the violation for a total of \$150. Motion passed unanimously.

Next Meeting – August 18, 2021

Adjournment – MOTION made by Matthew Walsh and seconded by Ellen Sessions to adjourn the meeting at 8:11 pm. Motion passed unanimously.