



## **The Harborage on Braden River Homeowners Association, Inc.**

August 25, 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 in present with Matthew Walsh, Chris Purnell, and Carrie Rummery in attendance. Ellen Sessions was present via zoom. Nicole Banks was absent (excused). Michelle Thibeault was present from Sunstate Management Group, and Michelle Thibeault, Lindsey Olson, and Alisa Asseveiro were 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 June 16, 2021, Minutes – MOTION** made by Chris Purnell and seconded by Carrie Rummery to approve the minutes of the June 16, 2021 meeting. Motion passed unanimously.

**Presidents Report:** Rat traps were filled this month. Drainage was discussed.

**Management Report:** Michelle discussed the compliance report, and the cleaning of the gutters. \$633,700 in reserve for roofs currently and bids from Feeney have been received for the replacement of roofs. A draft budget will be provided to the Board next month, Nicole Banks, Treasurer, is working with Sunstate on a draft budget. A/R – **MOTION** made by Matthew Walsh and seconded by Carrie Rummery to approve to send the homes highlighted in red on the A/R report to the attorney for lien. Motion passed unanimously.

### **New Business:**

- a. Roofs – Discussion was had. **MOTION** made by Matthew Walsh and seconded by Ellen Sessions to approve the roof bids presented from Feeney Roofing. Motion passed unanimously.

### **Homeowner Comments:**

- An owner asked for more communication.
- A question was asked about tree trimming responsibility, sprinkler heads, and also moving plants.

ARC – **MOTION** made by Matthew to add 4456 Whitehead ARC to the agenda. Motion passed unanimously.

5509 Duval – The application was approved to paint the house white. The second application to approve black shutters and door, etc. – approved.

4456 Whitehead – Fence – no fences are allowed in Harborage. This application is denied.

**Next Meeting** – September 22, 2021

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