



The Harborage on Braden River Homeowners Association, Inc.

September 22, 2021

Meeting of the Board of Directors

Call to Order: The meeting was called to order at 6:08 pm by President Matthew Walsh.

Determination of quorum: A quorum was in present with Matthew Walsh, Chris Purnell, and Carrie Rummery, Ellen Sessions and Nicole Banks in attendance. 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 August 25, 2021 Minutes – MOTION made by Chris Purnell and seconded by Carrie Rummery to approve the minutes of the August 25, 2021 meeting. Motion passed unanimously.

Presidents Report: MOTION made by Nicole Banks and seconded by Chris Purnell to approve the proposal to trim the palms in the townhomes. Motion passed unanimously. There is a proposal for filling in the pothole in the alley.

Management Report: Michelle discussed the compliance report. She also discussed the annual meeting notice. Meetings will be moved to the second Wednesday at 6pm for the rest of the year. Michelle will be present by phone. First notice of annual meeting needs to be sent within the next week, will state that no nominations will be accepted from the floor.

MOTION made by Chris Purnell and seconded by Matthew Walsh to add in “Treasurers Report” under the management report. Motion passed unanimously.

Treasurers Report: As attached to these corporate records, Nicole Banks gave the report. The collections process was discussed.

New Business:

- a. Sales Applications
 - I. 5633 Whitehead – Approved
 - II. 5528 Simonton – In Progress
 - III. 5535 Simonton – Approved
- b. ARC Application
 - I. 5633 Whitehead – **MOTION** made by Nicole Banks and seconded by Chris Purnell to approve this application, contingent upon having an access panel for gutter access for cleaning. Motion passed unanimously.
 - II. 5516 Whitehead – **MOTION** made by Nicole Banks and seconded by Carrie Rummery to deny this application with a suggestion they use Sherwin Williams Naval, or another color would need to be approved by the Board.
- c. **MOTION** made by Nicole Banks and seconded by Color reference sheet adopting as a community color palette.

Adjournment – MOTION made by Chris Purnell and seconded by Matthew Walsh to adjourn the meeting at 6:42 pm. Motion passed unanimously.