



The Harborage on Braden River Homeowners Association, Inc.

December 8, 2021

Meeting of the Board of Directors

Call to Order: The meeting was called to order at 6:04 pm by President Matthew Walsh.

Determination of quorum: A quorum was in present with Mathew Walsh, Chris Purnell, Carrie Rummery and Ellen Sessions in attendance. Michelle Thibault and Alisa Asseveiro were present from Sunstate Management Group, and 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.

Approval of Previous Minutes: MOTION made by Chris Purnell and seconded by Matthew Walsh to approve the minutes from the meeting on November 17, 2021. Motion passed unanimously.

Presidents Report – Matthew Walsh gave his report. The grounds fertilization is on schedule, the townhouses will be mulched early 2022 when all Christmas decorations come down. The Malory side gate has been repaired and is in working order again.

Appointments – MOTION made by Chris Purnell and seconded by Matthew Walsh to appoint Nicole Banks, Gordon Butler, and Jeff Kinniff to the Hearing Panel. Motion passed unanimously.

Treasurers Report – As attached to these corporate records, Michelle Thibeault gave the report.

Management Report - MOTION made by Matthew Walsh and seconded by Chris Purnell to approve all bids presented by Feeney Roofing. Motion passed unanimously. The annual calendar will be presented to the board next week and approved at the January meeting.

Unfinished Business – MOTION made by Matthew Walsh and seconded by Ellen Sessions to approve the letter to the CDD regarding parking as presented. Motion passed unanimously. The Association acknowledged what the CDD is wanting to do, and agrees, however, the Association nor Sunstate Management will be responsible for towing.

New Business – ARC Applications. 5523 Simonton – Roof Replacement 5546 Whitehead – Sod Replcaement. Both applications were tabled at this time, will be discussed at the next Board Meeting.

Homes to be Fined –

5618 – Bench – This bench is on common area so the bench will be removed.

5638 - Unapproved Doorknob color – There is nothing in the documents that states that doorknobs MUST be bronze. Letters can be sent for this, but no fine will be levied.

5523 Simonton – Dirty Driveway - This home has an action plan and will have the driveway cleaned within the week.

5535 Simonton – Potted Plants – MOTION made by Chris Purnell and seconded by Matthew Walsh to fine the home \$50/day up to \$1000 in the aggregate. Motion passed unanimously.

5535 Simonton – Rock –No ARC approval was given. Proper notice was not given for this home – 8.11 needs to be cited in the letter. Sunstate to ask attorney Jeremy.

5638 Simonton – Ring doorbell – MOTION made by Matthew Walsh and seconded by Ellen Sessions to fine \$50/day up to \$1000 in the aggregate. Motion passed unanimously.

5546 Whitehead – Landscaping changes not approved by ARC – MOTION made by Matthew Walsh and seconded by Chris Purnell to fine this home \$50/day up to \$1000 in the aggregate. Motion passed unanimously.

Adjournment – MOTION made by Matthew Walsh and seconded by Ellen Sessions to adjourn the meeting at 7:22. Motion passed unanimously.

Next Meeting Date – January 12, 2022, at 5:30 pm.