



The Harborage on Braden River Homeowners Association, Inc.

January 12, 2022

Meeting of the Board of Directors

Call to Order: The meeting was called to order at 5:33 pm by Vice President Chris Purnell.

Determination of quorum: A quorum was in present with Chris Purnell, Carrie Rummery and Ellen Sessions in attendance. Mathew Walsh was absent. Alisa Asseveiro was 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 Ellen Sessions to approve the minutes from the meeting on December 8, 2021. **Motion passed unanimously.**

Presidents Report – Matthew Walsh was not present, so Chris Purnell gave the report. She introduced herself to those present, as did the rest of the Board.

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, Carrie Rummery gave the report.

Management Report – Nothing to report.

Unfinished Business – Mulch was discussed; the townhomes will be mulched beginning next week.

New Business –

- A. Violation/Fining update - Fining committee meets tomorrow at 2 pm.
- B. Discussion on gutters - Gutters will be getting cleaned as the roofs are being completed. They will not be replaced.
- C. Increase in quarterly fees - There is no assessment at this time, and there will not be an increase in the town home assessments. The roofs are being covered by the reserves.

D. ARC Requests

- i. 5690 Duval – Bench in mulch area - This application is denied because there are no benches allowed in front of the town homes.
- ii. 5522 Duval – Air Conditioning – This application is approved; there is no change to the exterior of the property.
- iii. 5546 Whitehead – Landscaping Change/Addition – This application is approved.
- iv. 5546 Whitehead – Security Camera/System – The two white cameras are approved, but the black camera in the front need to be changed to white.
- v. 5623 Southernmost – Security Camera – This application is denied; the cameras cannot be attached to the outside of the building.
- vi. 5654 Whitehead – Garage passage doors – exact replacement. Approved.

Owners Comments

- An owner asked about a sprinkler in the back yard.
- Another owner asked about landscaping and plantings/tree trimmings.
- An owner asked about the roof contract and the replacements.
- Extensive discussion was had regarding the roofs.

Adjournment – MOTION made by Chris Purnell and seconded by Ellen Sessions to adjourn the meeting at 6:31. Motion passed unanimously.

Next Meeting Date – February 9, 2022 at 5:30 pm.