



The Harborage on Braden River Homeowners Association, Inc.

February 9, 2022

Meeting of the Board of Directors

Call to Order: The meeting was called to order at 6:00 pm by President Matthew Walsh.

Determination of quorum: A quorum was in present with Matthew Walsh, Chris Purnell, Carrie Rummery and Ellen Sessions in attendance. Michelle Thibeault and Sean Noonan 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 Ellen Sessions to approve the minutes from the meeting on January 12, 2022. **Motion passed unanimously.**

Presidents Report – Matthew Walsh spoke of the roofing project and mentioned that instead of doing all of the townhomes and then all of the garages, they are doing the house and then the garage, and then moving on to the next.

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

Management Report – Michelle reported on the action list.

Unfinished Business – Towing along Malory by the CDD will begin next week. The white rocks at a home on 5642 Whitehead were discussed and will be going to an attorney.

New Business –

- ARC Requests
 - a. A **Motion** was made by Chris and seconded by Carrie to table 5531 Simonton ARC request until a color swatch is obtained. **Motion** passed unanimously.
 - b. A **Motion** was made by and seconded by to table 5634 Duval ARC request until plan for a drain is provided. **Motion** passed unanimously.

Owners Comments

- An owner commented that he was happy with the roof project. He did mention some roofing material that was left on his roof/pool cage.
- Another owner spoke of the roofing project.

Adjournment – MOTION made by Chris Purnell and seconded by Ellen Sessions to adjourn the meeting at 6:45. Motion passed unanimously.

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