



The Harborage on Braden River Homeowners Association, Inc.

March 9, 2022

Meeting of the Board of Directors

Call to Order: The meeting was called to order at 5:33 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. 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 Matthew Walsh and seconded by Chris Purnell to approve the minutes from the meeting on February 9, 2022. **Motion passed unanimously.**

Presidents Report – Matthew Walsh reported on the roofing project and there are 4 buildings left. The estimated time frame is a completion of 8 weeks. The gutters are being repaired as they move through. Matthew reported Feeney seems to be doing a better job cleaning up the nails. Any issues with the gutters should be reported to Feeney.

Treasurers Report – As attached to these corporate records, Sean reported on the February financials.

Management Report – Sean reported on the action list. There are several items with the attorney and new meeting signs have been made.

Unfinished Business

- **CDD Report** – Brenda reported Malory Square is not a dog park. Dogs are permitted but please clean up after your animals. It will be closed for 2-weeks for improvements. There is an armadillo that is destroying the turf. The CDD is considering putting up cameras in the park.
- **Fining Discussion** – Sean reported on the process the association must go through for fining. Lengthy discussion was had regarding the process for fining.

New Business

- ARC Requests
 - a. **5602 Duval** – A **Motion** was made by Matthew and seconded by Carrie to approve the pergola. **Motion** passed unanimously. Rationale behind approval is this was previously approved by Neal Communities. Owner has approval documentation of this request therefore it is grandfathered. No other requests of this nature will be approved.
 - b. **5540 Simonton** – A **Motion** was made by Chris and seconded by Matthew to approve driftwood as the new roof color. **Motion** passed unanimously.
 - c. **5678 Duval** – Application is tabled until proper documentation and application is received. Doorbell has already been installed and must be removed as the installation is not in compliance.

Owners Comments

- An owner asked about a tree overhanging his driveway. Another owner asked about her lawn being brown. She asked if her sprinklers were properly operating.

Adjournment – **MOTION** made by Chris Purnell and seconded by Ellen Sessions to adjourn the meeting at 6:50. Motion passed unanimously.

Next Meeting Date – April 13, 2022 at 5:30 pm.