



The Harborage on Braden River Homeowners Association, Inc.

April 13, 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 present with Matthew Walsh, Chris Purnell, and Carrie Rummery in attendance. Also present was Sean Noonan were present from Sunstate Management Group.

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 March 9, 2022. **Motion passed unanimously.**

Presidents Report – Matthew Walsh reported as of today we are at a mid-May completion for the roofs. All gutters will be repaired following the last building. Matthew reported the weekly mowing has started and will continue throughout the summer. We are currently looking for mailbox replacement for the association.

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

Management Report – Sean reported on the action list. NOLA's have been sent to owners past 30 days. Sean is managing calls to the appropriate vendors regarding gutters and landscaping. Sean had multiple conversations with the attorney regarding ARC guidelines. After lengthy discussion, the decision was made to have a conference call with 2 board members, management, and the attorney to update the ARC guidelines.

Unfinished Business

New Business

- ARC Requests
 - a. **5510 Duval – Landscaping** – A **Motion** was made by Matthew and seconded by Chris to approve the request. **Motion passed unanimously.**

- b. **5806 Whitehead – Entry Lock** - A **Motion** was made by Matthew and seconded by Chris to approve the request. **Motion** passed unanimously.

Owners Comments

- An owner reported the neighbors behind him are extremely loud and asked what could be done. Another owner asked about the ditch on the other side of the fence and reported there is consistent erosion. An owner asked for clarification regarding the required height of the bushes. Lengthy discussion was had regarding landscaping. Lengthy discussion was had regarding mailboxes. Another owner thanked the board for their hard work.

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

Next Meeting Date – May 11, 2022 at 5:30 pm.