



## The Harborage on Braden River Homeowners Association, Inc.

May 11, 2022

### Meeting of the Board of Directors

Call to Order: The meeting was called to order at 5:40 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 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 April 14, 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.

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

Management Report – Sean reported on the action list. Sean reported on the financial status and collections for the association. **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.**

#### Unfinished Business

- ARC Guideline Discussion – Sean presented 3 ARC Guidelines from other association he felt were similar to The Harborage to the Board of Directors to review. Sean outlined the importance of these guidelines and referenced several items he felt would be beneficial for the Board to update and implement. After lengthy discussion regarding the ARC guidelines, Matthew directed Sean to choose 5 items that would be most important to update for Harborage.

## New Business

- Townhome Tree Pruning – Sean reported he performed a walk around of the townhomes and generated a list of all addresses that he felt needed to be trimmed before hurricane season. Carrie recommended a vendor and Sean will contact them for a bid. Sean will also reach out to other vendors for competitive bids.
- 5618 Duval Security Deposit – A Motion was made by Chris and seconded by Carrie to refund the security deposit. Motion passed unanimously.

## Owners Comments

- An owner asked how the gutter concerns were going to be addressed. Matthew reported we will be performing a walk around with Feeney Roofing before final payment is issued. Another owner complained about the landscape company. Lengthy discussion was had.

Adjournment – A Motion was made by Chris Purnell and seconded by Matthew Walsh to adjourn the meeting at 6:20. Motion passed unanimously.

Next Meeting Date – June 8, 2022 at 5:30 pm.