



The Harborage on Braden River Homeowners Association, Inc.

August 10, 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, Ellen Sessions, 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 Ellen Sessions to approve the minutes from the meeting on June 8, 2022. Motion passed unanimously.

Presidents Report – Matthew Walsh reported the work on the roofs is completed and we are independently working off the items on the checklist. Matthew reported Sunstate will be working to gain confirmation that all issues are resolved.

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

Management Report – Sean reported on the action list. Sean reported he has done an inspection with Feeney which did not yield a positive result. Sean has received 3 tree proposals for trimming and a bid for the wind mitigations.

Unfinished Business

- Townhome Tree Pruning – A Motion was made by Matthew and seconded by Chris to approve up to \$3,225 for tree trimming. Motion passed unanimously. Vendor will be decided at a later date.
- Street Parking Disruption – Matthew reported the condos will be having new roofs put on and owners will be parking on Harborage Dr and other streets during the project.

New Business

- Townhome Wind Mitigation – Sean reported he received a proposal for a wind mitigation report. Matthew reported he received a proposal through a personal contact for \$1,300. A

Motion was made by Matthew and seconded by Ellen to approve the quote provided my Matthew. Motion passed unanimously.

- 5627 Simonton ARC
 - Remove shrubs, replace with adonidia palm & white bird of paradise – application approved without condition.
 - Repaint front door – application approved without condition
 - Relocate AC unit – application approved conditionally that shrubs must be placed around to hide the unit from any sidewalk view and must be identical to what is taken out.
- 5688 Duval ARC
 - Ring Doorbell – approved conditionally that the doorbell must be bronze

Owners Comments

- An owner reported she does not want community mailboxes. Another owner reported he will pull the permits off the trees in front of the buildings.

Adjournment – A Motion was made by Chris Purnell and seconded by Matthew Walsh to adjourn the meeting at 6:51 PM. Motion passed unanimously.

Next Meeting Date – September 14, 2022 at 5:30 pm.