



The Harborage on Braden River Homeowners Association, Inc.

September 14, 2022

Meeting of the Board of Directors

Call to Order: The meeting was called to order at 5:30 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 Chris Purnell and seconded by Carrie Rummery to approve the minutes from the meeting on August 10, 2022. Motion passed unanimously.

Presidents Report – Matthew Walsh reviewed items to be discussed under new business. It was stated that the reserves were used \$633,000 to install the new roofs. There is a project pending which is the townhome gutters, the reserve study stated both would need to be replaced at the same time. Feeney Roofing was supposed to be clean the gutters during the process and claimed work was completed that did not occur. At the end of the contract, they added on \$6,000 for gutter cleaning which did not occur. The roofers agreed to remove this bill. The need to increase the quarterly fees may be needed to continue to keep reserves updated. There are various maintenance items (tree trimming, sidewalk pressure washing, etc.) needed but no longer projects. The first quote for the cleaning, sealing and cover leaf guards was \$4,400 per building in the townhomes. Suggested looking into hiring a handyman to propose the job. Would follow the same process as moving forward with the oldest building to the newest building. Would like stainless steel gutter guard. Matthew Walsh received the proposal from a company called Two Gutter Guys. Carrie Rummery asked questions regarding how funding of the reserves is funded and requirements. Colleen Fletcher, CAM CMCA AMS provided an explanation. Carrie Rummery expressed concerns regarding sizing to fit the gutters and possible funding. Expressed may want to complete the budget and then decide. Matthew Walsh will purchase a small number of materials to test the gutter guard. Chris Purnell suggested to find another proposal from a gutter company, Colleen Fletcher CAM CMCA AMS will find a proposal. Chris Purnell discussed tree trimming funds remaining, Matthew Walsh explained that the trees were trimmed prior to the roofs being completed. An increase in the 2023 budget was suggested by Chris Purnell. Matthew Walsh requested another proposal for tree trimming, would like to walk with

vendors for scope of work to ensure receiving comparison quotes. Would like to put on an annual rotation for the future. A discussion was held regarding the 2023 budget as presented. It was announced that the CDD will be mulching in October 2022. CDD is having Daystar come on 9/26/2022 but will reach out to Daystar for a proposal.

Treasurers Report – August 2022 financials presented to Board for review. Hold until our next meeting.

Management Report – Colleen Fletcher, CAM CMCA AMS introduced as the new manager.

Unfinished Business

- Accounts Payable- All open payable invoices were reviewed and approved. Will advise accounting of the approval.

New Business

- Compliance Report- Colleen Fletcher, CAM CMCA AMS suggested that a compliance run be completed with a board member. Chris Purnell volunteered to conduct an inspection when returning from vacation.
- Roof Invoices- Matthew Walsh provided a spreadsheet of overage from plywood replacement in the amount of \$11,615.

Owners Comments

- 5672 Duvall- reported that repair has not been made and fears may have mold issues.
- Owner stated front lawn is becoming weeds in a townhome, asking when fertilization occurs.

Adjournment – A Motion was made by Matthew Walsh and seconded by Chris Purnell to adjourn the meeting at 7:35 PM. Motion passed unanimously.

Next Meeting Date – October 12, 2022 at 5:30 pm.