



The Harborage on Braden River Homeowners Association, Inc.

October 12, 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 Colleen Fletcher, CAM CMCA AMS 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 September 14, 2022. **Motion passed unanimously.**

Presidents Report –No report

Treasurers Report – No report

Management Report – No report

Unfinished Business

- **Management-** A motion was made by Matthew Walsh and seconded by Chris Purnell to retain Sunstate Management as the management company for the community. All in favor, motion carries.
- **Board Member appointment:** A motion was made by Chris Purnell and seconded by Carrie Rummery to appoint **James K.** to fill the vacant position on the board. All in favor, motion carries.

New Business

- **ARC Approval: 5634 & 5638 Duval** approved pending the bronze color and phantom screens to be used.
- **5520 Simonton-** approved
- **Budget-** A discussion was held regarding the budget figures and changes made as suggested by the Board. The board discussed at length each line item on the budget, possible increases, and new projects for 2023.

Owners Comments Questions were taken from the floor and answered by the Board/Manager.

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 – November 9, 2022 at 5:30pm