



The Harborage on Braden River Homeowners Association, Inc.

November 9, 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, James Kenniff, 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 Carrie Rummery and seconded by James Kenniff to approve the minutes from the meeting on October 12, 2022. In favor: Carrie Rummery, James Kenniff, Chris Purnell, Ellen Session. Abstained: Matthew Walsh.

Presidents Report –Matthew Walsh reported that during the hurricane clean up, Blooming's was contacted to remove trees from the roads and areas as necessary. It was an open-ended verbal contract since Blooming's was onsite and available at the time. An open-ended agreement is not normal action and was completed due to urgency of the hurricane.

Treasurers Report – Bloomings invoice discussed will pay for the invoice and will speak with accounting to set up a separate line item for Hurricane Ian damages. Carrie Rummery feels that Bloomings may have overcharged for the project. Carrie Rummery went through the bills for the month to be paid, motion to approve Carrie Rummery and seconded by Chris Purnell

Management Report/ Action List- Colleen Fletcher, CAM CMCA AMS reviewed open items on the action list and reviewed the to-do list. It was discussed that four companies were contacted and only two were willing to come out to look at the fencing. It was suggested that either a handyman or volunteers to look at the fence. Chris Purnell feels will need a real handyman if there is a repair that needs to be fixed long term. Matthew Walsh and Ed Rogalski have volunteered to look at the fence for repairs. Reviewed all to do list items and will add estimated submission date. Discussed tree trimming and shrub trimming to have a hard cut back. The hedge trimming was discussed and how to move forward with the maintenance.

Colleen Fletcher, CAM CMCA AMS will obtain a proposal to hard cut the shrubs on the tract to bring back to normal height.

Unfinished Business

- An owner asked about metal roofs and was advised to submit an ARC request for the board to review. Carrie Rummary would like to discuss possible ability to have a metal roof. It was suggested that the owner submit the proposal with specifics.

New Business

- **5546 Whithead- Roof Replacement - motion was made by Matthew Walsh and Ellen Session to approve roof replacement as submitted and replace the gutters contingent that the materials and color remain the same. All in favor, motion carries.**
- **Compliance Run-** Need to be scheduled for next week and have a complete compliance inspection.
- **Carrie Rummary has a bid for a tree that is down behind home on the knoll not to exceed \$400.00. A motion was made by James Kenniff and seconded by Chris Purnell to approve the tree to be removed. All in favor, motion carried.**
- **Welcome Committee- Brenda Landers would like to eliminate the credit/background checks for new residents. Chris Purnell would like to have a lengthy conversation regarding the process and options.**

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

Adjournment – A **Motion** was made by Ellen Session and seconded by James Kenniff to adjourn the meeting at 7:12 PM. **Motion** passed unanimously.

Next Meeting Date – Annual Meeting December 14, 2022 at 6:00pm