



The Harborage on Braden River Homeowners Association, Inc.

February 8, 2023

Meeting of the Board of Directors

Call to Order: The meeting was called to order at 5:32 PM by President Chris Purnell.

Determination of quorum: A quorum was present with Matthew Walsh, Chris Purnell, Ellen Sessions, James Keeniff and Carrie Rummery in attendance. Absent was Shelly Sheffer. 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 January 18, 2023. In favor: Carrie Rummery, James Kenniff, Chris Purnell, Ellen Session.

Presidents Report –Chris Purnell welcomed all owners who are in attendance. First introduced herself and the rest of the board as appointed. The board did vote last month disband committees and look for interest in the committees. It was suggested that the landscape/ maintenance committees combined.

Vice President Report- James Kenniff stated that Steve from Blooming did come out. He was able to fix sometimes but not the boards approval. Explained that this will be a one time deal for him to come to weed and fertilize. Several owners are not happy with the way that the property looks. Looking for something in writing and may need to reevaluate the contract for formal signature.

Treasurers Report – Carrie Rummery read that the current account balance \$255,468 and reserves are \$72, 290.

Management Report/ Action List- Colleen Fletcher, CAM CMCA AMS reviewed all open items on the action list and to do list. Discussed the bids needed for various proposals. Colleen Fletcher, CAM CMCA AMS explained the attorney letter regarding pest control. A discussion was held regarding the Blooming's and the contract. James has been working with Steve to ensure the contract is being followed.

New Business

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 6:58 PM. **Motion** passed unanimously.

Next Meeting Date – Board Meeting March 8, 2023 at 5:30pm