



**BOARD OF DIRECTORS MEETING MINUTES**  
**Wednesday, April 12<sup>th</sup>, 2023**

A regular meeting of the Board of Directors of the **Harborage Homeowners Association, Inc.** was held on Wednesday, April 12<sup>th</sup>, 2023, 5:30: at the Harborage Clubhouse.

**Call to Order:** The meeting was called to order by President, Chris Purnell at 5:35 PM.

**Determination of a quorum:** A quorum was established with the following Board members in attendance. Chris Purnell, James Kenniff, Ellen Session, Matthew Walsh, Shelly Rogalski

**Proof of Notice of Meeting:** Notice was posted in accordance with FL ST 720 and the association's governing documents.

**Minutes:** **MOTION** was made by Chris Purnell and seconded by Ellen Session to approve the March, 8th meeting minutes as presented. All in favor. **Motion passed unanimously.**

**Presidents Report:** Chris Purnell gave an extensive report Chris reported on backflow issues in the community. Residents are responsible for backflows. Manatee county is now updating their backflow policy to put in new codes. Some residents are required now to replace several things and add a concrete slab underneath. This is not an HOA responsibility it is just something all residents will need to be aware of and if there are further questions, please contact the county.

**Treasurers Report** – The Treasurer's report was tabled due to Carry Rummery' s absence.

**Management Report / Action List** – As attached to these corporate records, Lauren Wilson gave the community management report. There were many questions about certain processes regarding neighbors moving into the community. Lauren went over the estoppel process. Lauren also answered questions regarding enforcing community rules in the neighborhood and the process of engaging code enforcement to enforce the documents which is mentioned in the documents.

**New Business - Trees** – **MOTION** made by Chris and second by James to approve the revised quote from Clean Cut quote for \$20,150.00.

**ARC Approvals:** None

**Committee Appointments:**

A **MOTION** was made by Chris 2<sup>nd</sup> by James to establish the below Committees and appoint the below volunteers to the committees. All in favor. **MOTION passes unanimously.** Additional volunteers will be appointed as the committee chair finds volunteers.



Hospitality Committee: Shelly Rogalski, Chris Evans, Mary Caloiro

Arc/Compliance Committee ARC: Mathew Walsh

Landscape and Maintenance Committee James Kenniff, Bob Esposito, Ed Rogalski

Hearings Committee

**Owners' comments** – Brief discussion over gutter repairs. Many homeowners commented on how other associations have enforced pet restrictions.

**Next Regular Board meeting** – Per Schedule.

**Adjournment: MOTION** made by Chris to adjourn at 7:30.