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**MINUTES OF MEETING
HARBOURAGE AT BRADEN RIVER
COMMUNITY DEVELOPMENT DISTRICT**

10 The Recessed Meeting of the Board of Supervisors of the Harbourage at Braden
11 River Community Development District held on December 10, 2013 was Reconvened on
12 Tuesday, December 12, 2013 at 2:50 p.m. at the Harbourage Clubhouse, 5705 Key West
13 Place, Bradenton, Florida.
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FIRST ORDER OF BUSINESS - Roll Call

21 Mr. St. Denis called the meeting to order.

22 The Board members introduced themselves for the record.

23 Present were:

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Suzie White	Supervisor
Ian Davidson	Supervisor
Bart Dietrich	Supervisor

28 Also present were:

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Bruce St. Denis	Manager
Patricia Comings-Thibault	DPFG (via Telephone)

32 Mr. St. Denis established a quorum of the Board was present.
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SECOND ORDER OF BUSINESS – Public Comments on Agenda Items

38 There being none, the next item followed.
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THIRD ORDER OF BUSINESS – Organizational Matters

46 **A. Review of:**

47 > **Budget**

48 > **Ongoing Contract**

49 > **General Fiscal Responsibilities**

50 Mr. St. Denis stated I am handing out a copy of the Fiscal Year 2013-2014 budget

51 and I have asked Ms. Thibault to review it with you.

52 Ms. Thibault reviewed the operations and maintenance, and the debt service
53 budgets.
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55 Highlights and discussions related to:

- 1 • Projection of and use of Carry-Forward funding;
- 2 • Landscape replacement of \$10,000 outside of the normal contract;
- 3 • Street sweeping being handled by Neal Communities which will cease
- 4 upon transition;
- 5 • Reserve and contingency having contributed to the positive fund balance
- 6 over the years;
- 7 • Maintaining \$131,000 in fund balance to accommodate first three months
- 8 of fiscal year operation prior to tax receipts;
- 9 • Contracts regarding Key Fob and Access Cards, and setting up proper
- 10 procedures;
- 11 • Continuing garbage pickup at the Amenity Center and doggie stations, not
- 12 included in budget; and
- 13 • Handyman services for minor repairs, not included in budget.

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15 **FOURTH ORDER OF BUSINESS – Other Items**

16 A discussion was held regarding officer structure and effective dates to handle the
17 transfer of the financial records, and the tentative meeting dates, time and location for the
18 remaining of Fiscal Year 2014.

19 Board consensus was to meet on the second Wednesday of each month at 1:00
20 p.m. at the Harbourage Clubhouse.

21 Mr. St. Denis stated I will check on who is the Engineer of Record, and ask Ms.
22 Ashton, your attorney, to come to a meeting so you can met her.

23 Ms. White stated the sewer viewer was on site to look into the pipes, and you may
24 want to contact Randy at Neal Communities to get a copy of the report.

25 A discussion was held regarding the remaining seats being held by developer
26 representatives and timeline for transfer of seats; CDD Manager attending the next HOA
27 town hall meeting on January 14, 2014 at 7 p.m.; and Sunshine Law and violations.

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29 **FIFTH ORDER OF BUSINESS - Staff Reports**

30 There being no reports, the next item followed.

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1 **SIXTH ORDER OF BUSINESS – Audience Comments**

2 There being none, the next item followed.

4 **SEVENTH ORDER OF BUSINESS – Supervisors Request**

5 There not being any, the next item followed.

7 **EIGHTH ORDER OF BUSINESS – Adjournment/ Continuation**

8 Mr. St. Denis requested a motion of continuation.

10 On MOTION by Ms. White, SECONDED by Mr. Dietrich, WITH ALL IN FAVOR, the
11 Board continued the meeting to December 18, 2013 at 9:00 a.m. at the Harbourage
12 Clubhouse.

14 **Note:** The morning of December 18, 2013, it was determined by Supervisor
15 White and District Manager that it was not necessary to convene the recessed meeting
16 scheduled for December 18, 2013. Whereby, the December 18, 2013 was deemed
17 adjourned.

19 **These minutes were prepared in summary format.*

21 **Each person who decides to appeal any decision made by the Board with respect to any
22 matter considered at the meeting is advised that person may need to ensure that a
23 verbatim record of the proceedings is made, including the testimony and evidence upon
24 which such appeal is to be based.*

26 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
27 publicly noticed meeting held on JANUARY 8, 2014

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30 Signature

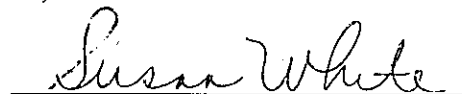
31 BRUCE ST. DENIS

32 Printed Name

35 Title:

36 Secretary

37 Assistant Secretary

28 

30 Signature

31 SUSAN WHITE

32 Printed Name

35 Title:

36 Chairman

37 Vice Chairman