

1
2
3
4
5
6
7
8

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

9 The Regular Meeting of the Board of Supervisors of the Harbourage at Braden
10 River Community Development District was held on Friday, January 8, 2014 at 1:00 p.m.
11 at the Harbourage Clubhouse, 5705 Key West Place, Lakewood Ranch, Florida.

12
13
14
15
16
17
18

FIRST ORDER OF BUSINESS - Roll Call

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

20 The Board members introduced themselves for the record.

21 Present were:

22 Susan White	Chair
23 Ian Davidson	Vice Char
24 Bart Didrick	Supervisor
25 Dale Weidemiller	Supervisor

26 Also present were:

27 Bruce St.Denis	Manager
28 Patricia Comings-Thibault	DPFG (via telephone)
29 Jean Rugg	DPFG

30 Mr. St. Denis established a quorum of the Board was present.

31
32
33
34
35
36

SECOND ORDER OF BUSINESS – Public Comments on Agenda Items

37 There being none, the next item followed.

38
39
40
41
42
43

THIRD ORDER OF BUSINESS – Organizational Matters

44
45
46
47
48
49

A. Ratification of Resolution 2014-2, Designating Treasurer and Assistant Treasurers

50 Mr. St. Denis stated in between meetings we had to establish the banking
51 relationship and the resolution was signed by Ms. White and myself to assign Patricia
52 Comings-Thibault as Treasurer and Maik Aagaard and myself as Assistant Treasure, and
53 request ratification.

54
55
56
57
58
59

On MOTION by Mr. Weidemiller, SECONDED by Ms. Didrick, WITH ALL IN FAVOR, the Board ratified Resolution 2014-2, Appointing Patricia Comings-Thibault as Treasurer and Maik Aagaard and Bruce St, Denis as Assistant Treasures.
--

1 Mr. Weidemiller stated prior to tendering my resignation, may I ask the intention
2 of the potential refunding. There is one proposal from FMS Bonds, and the Board should
3 put this out for several proposals. MBS is in Tampa and should be allowed to make a
4 proposal. It is an expensive and important transaction, and there are ways to place these
5 bonds that will save you money in processing and closing costs. Bonds can be placed
6 with some banks in lieu of putting it out into the bond market with favorable rates. This
7 is an analysis that should be done. The last transaction I did with MBS was 1.5% which
8 is a 40% savings. Also MBS did your original bond, and their rates may be favorable.

9 Mr. St. Denis stated the question was raised as to if this was a possibility, and
10 subsequent to that FMS provided us their proposal. This is in the discussion stages only.
11 There are several firms out there, and the analysis needs to be done regarding if this is
12 probable and if it is financially favorable for the District.

13 Mr. Weidemiller stated I also believe any of these companies can give you a back
14 of the napkin idea of your savings prior to signing any agreement. When they go into the
15 market they can verify, and of course they can fluctuate. Issuance costs are not
16 insignificant. I would invite them to make their proposals at a meeting to answer your
17 questions.

18

19 **B. Mr. Weidemiller to Tender his Resignation**

20 **C. Appointment of Individual to Unexpired Term of Office Seat #1 11/2016**

21 **D. Oath of Office of Newly Appointed Supervisor**

22 **E. Ms. Byrnes of Tender her Resignation**

23 **F. Appointment of Individual to Unexpired Term of Office Seat #2 11/2016**

24 **G. Oath of Office of Newly Appointed Supervisor**

25 **H. Overview of Supervisor and District Responsibilities**

26 **I. Compensation of Newly Appointment Supervisor**

27 Ms. White stated I would like Mr. Weidemiller and Ms. Byrnes to stay on the
28 Board until there is someone in the community who is interest. I appreciate his input and
29 his expertise is very valuable.

30 Mr. Weidemiller stated I would be happy to do so if you find it useful.

31

32 **J. Resolution 2014-3, Election of Officers**

33 Mr. St. Denis explained the organization of the District's officers.

34

1 On MOTION by Mr. Didrick, SECONDED by Mr. Davidson, WITH ALL IN FAVOR,
2 the Board appointed Ms. Susan White as Chairman.

4 On MOTION by Mr. Didrick, SECONDED by Ms. White, WITH ALL IN FAVOR, the
5 Board appointed Ian Davidson as Vice Chairman.

7 Mr. St. Denis reviewed the proposed Board and designations.

9 On MOTION by Mr. Weidemiller, SECONDED by Mr. Didrick, WITH ALL IN
10 FAVOR, the Board adopted Resolution 2014-3, Designation of Officers: Chairman, Susie
11 White; Vice Chairman, Ian Davidson; Secretary, Bruce St. Denis; Treasurer, Patricia
12 Coming-Thibault; Assistant Treasurer, Maik Aagaard and Bruce St. Denis; Assistant
13 Secretaries, Dale Weidemiller, Bart Didrick, Karen Byrnes John Daugirda, Carolyn
14 Stewart and Jean Rugg.

16 **FORUTH ORDER OF BUSINESS – Administration Matters**

17 **A. Approval of Minutes of Meetings**

18 > **December 10, 2013**

19 > **December 12, 2013**

20 Mr. St. Denis stated each Board member received a copy of the minutes of the
21 December 10, 2013 and December 12, 2013 Board meeting and requested any additions,
22 corrections or deletions.

23 There not being any,

25 On MOTION by Mr. Weidemiller, SECONDED by Ms. Dietrick, WITH ALL IN
26 FAVOR, the Board approved the Minutes of the December 10 and December 12, 2013
27 Meetings.

29 **B. Discussion Regarding Local Records Office in County**

30 Ms. Rugg stated the local records for this District is being held in Ms. Byrnes
31 office with Neal Communities. We can keep them there temporarily if they are willing to
32 do so. Once the developer is no longer involved, we will need to have the records
33 transferred to an accessible location within Manatee County.

34 Mr. Weidemiller stated we will be happy to hold on to the records until you find
35 such a place such as the attorney's office in the County.

36 Ms. White stated another possibility is the HOA office.

1 Mr. St. Denis stated we can table this discussion to a future meeting.

2

3 **C. Ratification of Meeting Dates for Balance of Fiscal Year 2014**

4 Mr. St. Denis reviewed the revised meeting schedule for the first Wednesday of
5 every month.

6

7 On MOTION by Ms. White, SECONDED by Ms. Davidson, WITH ALL IN FAVOR,
8 the Board ratified the Meeting Dates for Balance of Fiscal Year 2014.

9

10 **FIFTH ORDER OF BUSINESS – General Matters**

11 **A. Catch Basin Sinking**

12 Ms. White stated they were supposed to work on the one on Mallory and
13 Whitehead, but I have not seen any work being done. It is the sinking area next to the
14 manhole.

15

16 **B. Resignation of District Attorney**

17 **➤ Authorization to Advertise Request for attorney Proposals**

18 Mr. St. Denis stated shortly have the transition; we received a letter from Ms.
19 Ashton resigning as District Counsel. Her firm mainly works during the development
20 phases of the District; however she will assist in the transition once we obtain new
21 counsel. Our office requests authorization to provide a Request for Attorney Proposals.

22 Mr. Weidemiller stated CDD knowledge is crucial in your review of applicants.

23

24 On MOTION by Ms. White, SECONDED by Ms. Davidson, WITH ALL IN FAVOR,
25 the Board authorized Advertisement for Request for Attorney Proposals.

26

27 **C. Transitional Items**

28 **➤ Budget Analysis**

29 Mr. St. Denis stated we reviewed the budget in detail at the last meeting. CMS
30 closed their books on December 31, 2013 and will send us their finalized records.

31

32 **➤ Bond Payment and Potential Refunding**

33 Mr. St. Denis stated if the Board is interested, we can make the initial contacts to
34 find out if this is feasible in the next month. If there are no hurdles, then we can move
35 through the proposal process.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33

On MOTION by Ms. White, SECONDED by Mr. Didrick, WITH ALL IN FAVOR, the Board authorized Mr. St. Denis and Mr. Weidemiller to Research the Possible Bond Refinancing, and if Feasible Request Banking Proposals.

Mr. St. Denis stated if we can refinance, you may want to think about some capital improvements to include in the refinance.

Ms. White asked how would that work if someone had already paid off their bonds? Any capital improvements they should have their proportionate share of as well by a Special Assessment.

Mr. St. Denis stated those are the types of scenarios we will need to look into.

➤ **Grill Damage**

Mr. St. Denis stated I do not know what happened with the grill, but I spoke with Ms. Wright and she said that she would fix the grill.

Ms. White asked when? She has been saying that the grill would be fixed and it has been almost half a year. It blew up on a resident.

Mr. St. Denis stated I will follow up with Ms. Wright.

➤ **Garbage Pickup**

Ms. Rugg stated the current cleaning company, Chantal's Cleaning, gave us two proposals. The first is for \$200 and that is to add the additional cleaning/garbage pickup for all trash containers and dog station trash containers along the paths, near pool areas and around the grounds, and general cleanup of paths leading to the picnic areas to what she is currently doing two days a week. The second is for \$300 and that is to add an additional day, three days, of cleaning and the added cleaning/garbage pickup.

A discussion was held regarding the various services that may have been provided in whole or part by CMS or the developer.

On MOTION by Ms. White, SECONDED by Mr. Didrick, WITH ALL IN FAVOR, the Board approved the additional \$200 Proposal from Chantal's Cleaning - garbage pickup.

1 ➤ **Transponders & Security Procedures**

2 Mr. St. Denis stated I will be picking up the transponders and Ms. White has
3 volunteered to be the contact on site for the clickers and FOBs.

4 Ms. Rugg stated I have worked with Ms. White to get the process for the Envera
5 Security System and register the FOB, and provide our contact information to the HOA
6 manager as well for new or rental residents.

7 Ms. White stated I know how the clickers are activated by MainGate and have a
8 contact with them already.

9

10 ➤ **Pool Safety Equipment**

11 Mr. St. Denis stated the pool company has replaced the equipment that was
12 missing.

13

14 **D. Additional Items**

15 Mr. St. Denis stated we had an incident with one of the gates yesterday, and the
16 direction I gave them was if they see there is something wrong with the gate they are
17 authorized to come out and fix it as part of their standard operating procedures.

18 Ms. White stated when I talked to Envera they could tell that something was
19 wrong with the gate.

20 A discussion was held regarding the operation of the harbor slips and
21 transponders, and the re-coordination of the mowing schedule.

22

23 **SIXTH ORDER OF BUSINESS- Staff Reports**

24 **A. Manager**

25 There being no report, the next item followed.

26

27 **B. Attorney**

28 There being no report, the next item followed.

29

30 **C. Engineer**

31 There being no report, the next item followed

32

33 **SEVENTH ORDER OF BUSINESS – Audience Comments**

34 There being none, the next item followed.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29

EIGHTH ORDER OF BUSINESS – Supervisors Request

There not being any, the next item followed.

NINTH ORDER OF BUSINESS – Adjournment

There being no further business,

On MOTION by Ms. White, SECONDED by Mr. Didrick, WITH ALL IN FAVOR, the meeting was adjourned.

**These minutes were prepared in summary format.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on FEB 12, 2014.



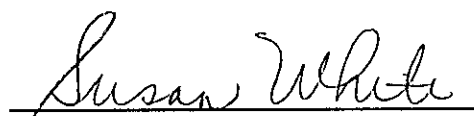
Signature

BRUCE ST. DENIS

Printed Name

Title:

- Secretary
- Assistant Secretary



Signature

SUSAN WHITE

Printed Name

Title:

- Chairman
- Vice Chairman