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

5 The Regular Meeting of the Board of Supervisors of the Harbourage at Braden
6 River Community Development District was held on Wednesday, March 12, 2014 at 1:00
7 p.m. at the Harbourage Clubhouse, 5705 Key West Place, Lakewood Ranch, Florida.

8
9 **FIRST ORDER OF BUSINESS - Roll Call**

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

11
12 The Board members introduced themselves for the record.

13
14 Present were:

15 Susie White	Chair
16 Ian Davidson	Supervisor
17 Bart Didrich	Supervisor
18 Dale Weidemiller	Supervisor

19
20 Also present were:

21 Bruce St.Denis	District Manager
22 John Vericker	District Counsel
23 Patricia Comings-Thibault	DPFG (via telephone)
24 Ed Bulleit	MBS Capital
25 Carol Grove	Resident
26 Charles Morrill	Resident
27 Several Residents	

28
29 Mr. St. Denis established a quorum of the Board was present.

30
31 **SECOND ORDER OF BUSINESS – Public Comments on Agenda Items**

32 A Resident stated there is a cut down brush that is blocking the emergency exit. It
33 looks like a car has hit a sign. The fountain is not working again.

34 Mr. St. Denis stated we will contact the city and notify them about the sign.

35 A Resident stated the flag and pole on top of this building is all tethered up. Can
36 we have it removed?

37 Ms. White stated we have other flags in the store room that we can use to replace
38 the torn one, but the problem is getting to it. When the painters come back to finish the
39 condo's I can ask them to change it because they will have a lift.

1 A Resident stated Westcoast will be here to trim our trees maybe they can change
2 it.

3

4 **THIRD ORDER OF BUSINESS – Organization Matters**

5 **A. Ms. Byrnes to tender her Resignation**

6 Mr. St. Denis stated Ms. Byrnes submitted her resignation letter and asked for a
7 motion to acceptance.

8

9 On MOTION by Ms. White, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the
10 Board accepted the resignation of Ms. Byrnes.

11

12 **B. Appointment of Individual to Serve as Supervisor**

13

14 On MOTION by Ms. White, SECONDED by Mr. Weidemiller, WITH ALL IN FAVOR,
15 the Board appointed Mr. Charles Morrill to serve as supervisor.

16

17 **C. Oath of Office of Newly Appointed Supervisor**

18

19 Mr. St. Denis presented the oath of office to Mr. Morrill, who will subscribe to
20 the oath by a Notary Public, and you can send it on to Ms. Stewart in our Tampa Office.

21

22 **D. Overview of CDD and Supervisor Responsibilities**

23

24 Mr. St. Denis stated a supervisor information packet, a Form 1 – Statement of
25 Financial Interest and the Guide to the Sunshine Amendment and Code of Ethics for
26 Public Officers and Employees would be sent to Mr. Morrill for his signatures.

27

28 Mr. St. Denis further stated the District is a public entity and you are a public
29 official. The Board is bound by the Sunshine Law and various laws and rules of the State
30 of Florida including Chapter 190 and several others. Any materials kept by the
31 Supervisor or staff members in connection with the CDD are public records and it is
32 recommended they are kept in one location in case of a request separate from personal or
33 business records.

34

35 **E. Compensation of Supervisor**

36

37 Mr. St. Denis stated in terms of compensation, there is a statutory provision for
38 \$200 per meeting. Please state for the record if you accept or waive compensation.

39

1 Mr. Morrill accepted compensation.

2

3 **FOURTH ORDER OF BUSINESS – Administration Matters**

4 **A. Approval Meetings Minutes**

5 > **February 12, 2014, Board Meeting**

6 > **February 26, 2014, Workshop Meeting**

7 Mr. St. Denis each Board member received a copy of the minutes of the February
8 12, 2014 Board meeting and February 26, 2014 Workshop meeting, and requested any
9 additions, corrections or deletions.

10 Ms. White stated the correct spelling of my name is Susan.

11

12 On MOTION by Ms. White, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the
13 Board approved the Minutes of the February 12, 2014 Board Meeting, as amended.

14

15 On MOTION by Dr. Didrick, SECONDED by Ms. White, WITH ALL IN FAVOR, the
16 Board approved the Minutes February 26, 2014 Workshop Meeting, as amended.

17

18 **B. Ratification of Straley & Robin Engagement Letter as District Counsel**

19 Mr. John Vericker introduced himself to the Board of Supervisors and gave a
20 brief description of what is to be expected from him while working for the district.

21

22 On MOTION by Ms. White, SECONDED by Mr. Davison, WITH ALL IN FAVOR, the
23 Board ratified the Straley & Robin Engagement Letter as District Counsel.

24

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

26 **A. Bond Re-Financing**

27 > **MBS Capital**

28 Mr. Ed Bulleit from MBS Capital gave a presentation about his firm and the
29 services the company can provide to the District; a copy of his presentation is attached
30 hereto and made a part of the public hearing.

31 Mr. Bulleit provided an overview of the bond purchase process and the various
32 type of refunding options available and potential savings for a 20 year bond.

33

34

35

1 ➤ **FMS Bonds**

2 Mr. Weidelmiller reviewed the proposal. A copy of FMS Bonds proposed was
3 included in the Advance Board Package, and is attached hereto and made a part of the
4 public hearing.

5 A discussion was held regarding the prior prepayments of bonds by certain
6 residents, the Investment Banking Agreement, resignation letter from Prager Sealy as
7 prior Investment Banker, cost of issuance and underwrite discount.

8
9 Mr. Vericker provided an overview of his firm, and their philosophy regarding the
10 calibration of staff to optimize savings to the District. He also provided his
11 recommendation to the Board to comply with the various State regulatory requirements
12 and laws.

13 Whereupon, a discussion was held.

14
15 Following additional discussion regarding both proposals,

16
17 On MOTION by Mr. Weidemiller, SECONDED by Dr. Didrick, WITH ALL IN
18 FAVOR, the Board approved MBS Capital for Bond Refinancing with the Presented
19 Parameters, subject to counsel's review. Chairperson was authorization to execute
20 contract.

21
22 *[Note: the remainder of the minutes are based on the written notes of the District*
23 *Manager, as there was no further audio record of the meeting.]*
24

25 **B. Transition Update**

26 ➤ **Financial Update**

27
28 On MOTION by Ms. White, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the
29 Board approved the financial update.

30
31 ➤ **Bond Payments & Refunding**

32 There being none, the next item followed.
33
34
35

1 **C. Workshop Items**

2 ➤ **Pool Deck**

3 Following discussion, DPFPG was directed to check with Manatee County to see if
4 expansion is possible and if a permit is needed. Also to check with the insurance carrier
5 to see if policy can be expanded to have volunteers who does construction work.

6

7 ➤ **Slip & Lift Fees**

8 ➤ **Deck Expansion**

9 ➤ **Reserve Study**

10 There being none, the next item followed.

11

12 ➤ **Boat Transponders**

13 Following discussion, DPFPG to follow up with FWS regarding the transponders.

14

15 **D. Updates:**

16 ➤ **Catch Basin Sinking**

17 ➤ **Grill Damage**

18 The above items were removed from the agenda, as they were completed.

19

20 **E. Daystar Sidewalk Proposal**

21 There being none, the next item followed.

22

23 **F. Additional Items**

24 **Use of Harbor Survey**

25 Following discussion, there was no clear direction on when to go next, other than
26 follow up with FWS on the transponders and we lose rights to lifts if we take them out.

27

28 **Sidewalk Repair**

29

30 On MOTION by Ms. White, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the
31 Board approved the Fred Deer Invoice for Completion of Sidewalk Repair in the Amount
32 not to Exceed \$3,600.

33

34

35

36

1 **Ajax Paving**

2

3 On MOTION by Ms. White, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the
4 Board approved the Ajax Paving Invoice for Completion of Paving Work in the Amount
5 Not to Exceed \$8,797.

6

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

8 **A. Manager**

9 There being no report, the next item followed.

10

11 **B. Attorney**

12 There being no report, the next item followed.

13

14 **C. Engineer**

15 There being no report, the next item followed

16

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

18 There being none, the next item followed.

19

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

- 21
- 22 • Mr. St. Denis is to bring extra agendas to meetings for residents.
 - 23 • See if plat is clear on who cleans in front of the single family homes.
 - 24 • Contact Envera to change post orders to have the gate open at 7:00 a.m. and close
25 at 10:30 p.m.
 - 26 • Contact Cindy Wright of CMS because half the remotes and keys for Harbor
27 facilities are missing.
 - 28 • Check with Landscaper contractors for the CDD and HOA to price the replacing
29 of the jockey pump for irrigation well.
 - 30 • Ms. Comings-Thibault to check to see if District can get single event workers'
31 compensation insurance for volunteer projects.
 - 32 • Ms. Comings-Thibault is to provide actual expenditures for Harbor for the last
33 two years at the next meeting.

34 **EIGHTH ORDER OF BUSINESS – Continuation**

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

1
2 On MOTION by Dr. Didrick, SECONDED by Ms. White, WITH ALL IN FAVOR, the
3 meeting was Continued to March 26, 2014 3:00 PM at the Harbourage Clubhouse, 5705
4 Key West Place, Lakewood Ranch, Florida.

5
6 **Note:** The morning of March 26, 2014 it was determined by the Chairperson,
7 District Staff and the Finance Team that it was not necessary to convene the recessed
8 meeting scheduled for March 26, 2014.

9 Whereby, the March 12, 2014 meeting was deemed adjourned.

10
11 **These minutes were prepared in summary format.*

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

16
17 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
18 publicly noticed meeting held on APRIL 9 2014.

19
20 

21
22 Signature

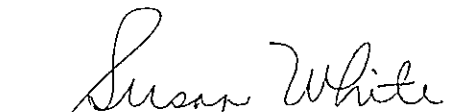
23 Bruce Sr. Denis

24 Printed Name

25
26
27 Title:

28 Secretary

29 Assistant Secretary

20 

21
22 Signature

23 SUSAN WHITE

24 Printed Name

25
26
27 Title:

28 Chairman

29 Vice Chairman