



Rizzetta & Company

# Harbourage at Braden River Community Development District

---

**Board of Supervisors' Meeting  
November 11, 2020**

**District Office:  
9428 Camden Field Parkway  
Riverview, Florida 33578  
813.533.2950**

[www.harbouragecdd.org](http://www.harbouragecdd.org)

## **HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT**

Harbourage Recreation Center, 5705 Key West Place, Bradenton, FL 34203

<b>Board of Supervisors</b>	Tom Bonenberger	Chair
	Mike Malik	Vice Chair
	James Burke	Assistant Secretary
	Michael Monti	Assistant Secretary
	Nicole Banks	Assistant Secretary
<b>District Manager</b>	Jennifer Goldyn	Rizzetta & Company, Inc.
<b>District Counsel</b>	John Vericker	Straley Robin & Vericker
<b>District Engineer</b>	Rick Schappacher	Schappacher Engineering

**All Cellular phones and pagers must be turned off while in the meeting room.**

The Audience Comments portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT  
DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FL 33578**

---

**Board of Supervisors  
Harbourage at Braden River Community  
Development District**

November 5, 2020

**REVISED FINAL AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Harbourage at Braden River Community Development District will be held on **Wednesday, November 11, 2020 at 1:00 p.m.** at the Harbourage Recreation Center located at 5705 Key West Place Bradenton, FL. The following is the final agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on October 14, 2020 .....Tab 1
  - B. Consideration of Operation and Maintenance Expenditures for October 2020 .....Tab 2
- 4. BUSINESS ITEMS**
  - A. Review of Landscape Report .....Tab 3
  - B. Review of Lake Maintenance Report .....Tab 4
  - C. Discussion regarding security cameras
  - D. Review of Tom's Resignation.....Tab 5
  - E. Consideration of Brenda's Resume.....Tab 6
  - F. Consideration of painting projects.....Tab 7
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
    1. Review of Vegetation Removal Bid Package.....Tab 8
    2. Review of Vegetation Removal Bid Tabulation.....Tab 9
  - C. Clubhouse Manager
    1. Presentation of Operations and Maintenance Report.....Tab 10
  - D. District Manager
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,  
*Jennifer Goldyn*  
Jennifer Goldyn  
District Manager

**MINUTES OF MEETING**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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.

**HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Harbourage at Braden River Community Development District was held on **Wednesday, October 14, 2020 at 1:10 p.m.** to be conducted by means of communications media technology telephone pursuant to Executive Orders 20-52, 20-69, 20-112, 20-150, 20-179, 20-193 and 20-246 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, June 23, 2020, July 29, August 7, 2020 and September 30, 2020, respectively, and pursuant to Section 120.54 (5)(b)2., Florida Statutes.

Present and constituting a quorum were:

Tom Bonenberger	Chairman
Mike Malik	Vice Chairman
James Burke	Assistant Secretary
Michael Monti	Assistant Secretary

Also present were:

Jennifer Goldyn	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
John Vericker	<b>District Counsel; Straley Robin &amp; Vericker</b>
Rick Schappacher	<b>District Engineer, Schappacher Engineering</b>
Tony Gipe	<b>Operations Manager: RASI</b>
Alex Johnson	<b>Representative, Solitude</b>
Steve Sutton	<b>Representative, Bloomings Landscape</b>

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Ms. Goldyn called the meeting to order and read roll call, conforming a quorum.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on September 9, 2020**

On a Motion by Mr. Burke, seconded by Mr. Malik, with all in favor, the Board approved the minutes from the Board of Supervisors' regular meeting held on September 9, 2020, for Harbourage at Braden River Community Development District.

47  
48  
49  
50

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for  
September 2020**

On a Motion by Mr. Bonenberger, seconded by Mr. Monti, with all in favor, the Board approved the operation and maintenance expenditures for September 2020 (\$36,786.51), for Harbourage at Braden River Community Development District.

51  
52  
53  
54

**FIFTH ORDER OF BUSINESS**

**Consideration of Nicole Banks'  
Resume**

On a Motion by Mr. Bonenberger, seconded by Mr. Burke, with all in favor, the Board appointed Nicole Banks to Seat 3 for a term that runs until 11/2022 with Nicole electing compensation for meetings, for Harbourage at Braden River Community Development District.

55  
56  
57  
58  
59  
60

**SIXTH ORDER OF BUSINESS**

**Review of revised Community  
Parking Policy**

The Board reviewed the revised Community Parking Policy.

On a Motion by Mr. Bonenberger, seconded by Mr. Malik, with all in favor, the Board approved the revised Community Park Policy, for Harbourage at Braden River Community Development District.

61  
62  
63  
64  
65  
66  
67  
68

**SEVENTH ORDER OF BUSINESS**

**Consideration of Security Cameras**

The Board chose to table this item until the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Consideration of remote/gate  
proposals**

On a Motion by Ms. Banks, seconded by Mr. Bonenberger, with all in favor, the Board approved the remote/gate proposal, for Harbourage at Braden River Community Development District.

69  
70  
71

**NINTH ORDER OF BUSINESS**

**Consideration of Palm Proposal**

On a Motion by Ms. Banks, seconded by Mr. Bonenberger, with all in favor, the Board approved the palm proposal in a not to exceed \$3,385.00, for Harbourage at Braden River Community Development District.

72  
73  
74  
75  
76  
77

**TENTH ORDER OF BUSINESS**

**Review of Lake Maintenance Report**

The Board reviewed the Lake Maintenance Report.

**ELEVENTH ORDER OF BUSINESS** **Discussion of Landscape Report**

Mr. Sutton provided the Board with a verbal landscape report.

**TWELFTH ORDER OF BUSINESS** **Staff Reports**

**A. District Counsel**

The Board discussed reopening the gym at full capacity.

On a Motion by Mr. Burke, seconded by Mr. Bonenberger, with all in favor except Mr. Malik and Mr. Monti, the Board approved to reopen the clubhouse at full capacity, for Harbourage at Braden River Community Development District.

**B. District Engineer**

Mr. Schappacher brought his report under separate cover. Mr. Schappacher will bring proposals to next meeting to clear draining at Natalie Way.

**C. Clubhouse Manager Report**

Mr. Gipe reviewed the Clubhouse Management Report to the Board.

**D. District Manager**

Ms. Goldyn stated that the next regular meeting is scheduled for November 11, 2020, at 1:00 p.m., at the Harbourage Recreation Center, located at 5705 Key West Place, Bradenton, FL.

**THIRTEENTH ORDER OF BUSINESS** **Public Comments**

There were no public comments.

**FOURTEENTH ORDER OF BUSINESS** **Supervisor Request**

There were no Supervisor Requests.

**FIFTEENTH ORDER OF BUSINESS** **Adjournment**

On a Motion by Mr. Burke, seconded by Mr. Monti, with all in favor, the Board adjourned the meeting at 2:08 p.m., for Harbourage at Braden River Community Development District.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

# HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

---

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## Operation and Maintenance Expenditures October 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2020 through October 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$27,224.45**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Harbourage at Braden River Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bloomings Landscape & Turf Management, Inc.	001951	2020-02640	Monthly Grounds Maintenance 10/20	\$ 4,979.17
Bradenton Herald	001941	0004752377 10/04/20	Legal Advertising 10/20	\$ 124.02
Comcast Communications	001943	8535100450006759 10/20	Rec Center Cable/Internet 10/20	\$ 214.28
Comcast Communications	001931	8535100450011288 - 10/20	Guard House Internet 10/20	\$ 119.69
Envera Systems LLC	001944	693793	Gate Access Monitoring 10/20	\$ 3,473.16
Florida Department of Revenue	001940	Sales Tax 10/20	51-8016045527-4 Sales Tax 10/20	\$ 46.57
FPL	001945	Electric Summary 09/20	FPL Electric Summary 09/20	\$ 1,555.68
Frontier Florida LLC	001932	941-752-1273 10/20	941-752-1273 Gatehouse 10/20	\$ 68.96
Frontier Florida LLC	001933	941-753-1478-093004- 5 09/20	941-753-1478-Pool House 09/20	\$ 186.63
Innersync Studio, Ltd	001934	18840	CDD Implementation ADA Compliant Websites 10/20	\$ 1,537.50
James M. Burke	001942	JB101420	Board of Supervisors Meeting 10/14/20	\$ 200.00
Main Gate Enterprises, Inc.	001935	30984	Gate Service Call 09/20	\$ 170.00
Main Gate Enterprises, Inc.	001935	30990	Gate Service Call 09/20	\$ 185.60
Manatee County Utilities Department	001936	MCUD Summary 09/20	MCUD Water Summary 09/20	\$ 201.31
Michael J Monti	001947	MJM101420	Board of Supervisors Meeting 10/14/20	\$ 200.00



# Harbourage at Braden River Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Michael V. Malik	001946	MM101420	Board of Supervisors Meeting 10/14/20	\$ 200.00
Pools By Lowell, Inc.	001952	218440	Monthly Pool Service 10/20	\$ 420.00
Pools By Lowell, Inc.	001952	218901	Replace Bulbs & Lens 10/20	\$ 150.66
Rizzetta & Company, Inc.	001937	INV0000053333	District Management Fees 10/20	\$ 3,271.67
Rizzetta & Company, Inc.	001937	INV0000053589	Assessment Roll Preparation FY 20/21	\$ 5,250.00
Rizzetta Amenity Services, Inc	001938	INV0000000008007	Actual Bi-Weekly Payroll 10/2/20	\$ 1,679.32
Rizzetta Amenity Services, Inc	001948	INV0000000008037	Cell Phone 09/20	\$ 50.00
Rizzetta Amenity Services, Inc	001948	INV0000000008066	Actual Bi-Weekly Payroll 10/16/20	\$ 915.87
Rizzetta Technology Services, LLC	001953	INV000006384	Website Email & Hosting Services 10/20	\$ 100.00
Schappacher Engineering, LLC	001949	1719	Engineering Services 09/20	\$ 450.00
Solitude Lake Management	001954	PI-A00487220	Fountain Maintenance Services 10/01/20-12/31/20	\$ 167.00
Solitude Lake Management	001954	PI-A00487221	Aerator Maintenance Services 10/01/20-03/31/21	\$ 166.00
Solitude Lake Management	001954	PI-A00489799	Lake & Pond Services 10/20	\$ 408.91
Suburban Propane, L.P.	001955	1564-446092	1564-093972 Propane Delivery 10/20	\$ 524.05
Thomas J. Bonenberger	001950	TB101420	Board of Supervisors Meeting 10/14/20	\$ 200.00