



Rizzetta & Company

Harbourage at Braden River Community Development District

Board of Supervisors' Meeting March 9, 2026

District Office:
2700 S. Falkenburg Road Suite 2745
Riverview, Florida 33578
813.533.2950

www.harbouragecdd.org

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

District Board of Supervisors

Mike Malik	Chairman
Michael Monti	Vice Chairman
Vacant	Assistant Secretary
Brenda Landers	Assistant Secretary
Merril "Tod"Glentzer	Assistant Secretary

District Manager

Stephanie DeLuna Rizzetta & Company, Inc.

District Counsel

Cari Webster Straley Robin Vericker

District Engineer

Rick Schappacher Schappacher Engineering

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

The Audience Comment 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 – Riverview, FL – 813-533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.harbouragecdd.org

Board of Supervisors
Harbourage at Braden River Community
Development District

March 2, 2026

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 **Monday, March 9, 2026, at 12:30 p.m.** at the Harbourage Recreation Center located at 5705 Key West Place, Bradenton, Florida 34203.

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A.** Aquatic Maintenance Report.....Tab 1
 - B.** District Counsel
 - C.** District Engineer
 1. Sidewalk Repair.....Tab 2
 2. Roadway Lifespan Map.....Tab 3
 3. Fishing Pier Repairs.....Tab 4
 - D.** Review of Landscape Report
 - E.** Clubhouse Manager.....Tab 5
 - F.** District Manager
- 4. BUSINESS ITEMS**
 - A.** None
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of the Minutes of the Board of Supervisors
Regular Meeting held on February 9, 2026.....Tab 6
 - B.** Consideration of Operation and Maintenance Expenditures
for January 2026.....Tab 7
 - C.** Review of Financial Statement for January 2026.....Tab 8
- 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,
Stephanie DeLuna
District Manager

Tab 1

SOLITUDE

LAKE MANAGEMENT



Harborage at Braden River CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2026-02-25

Prepared for:

Ms. Stephanie DeLuna, District Manager
Rizzetta & Company
2700 S. Falkenburg Road Suite 2745
Riverview, Florida 33578

Prepared by:

Alex Johnson, Service Manager

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS 1, 2, 3 _____	3
PONDS 4, 5 _____	4
MANAGEMENT/COMMENTS SUMMARY _____	4-5
SITE MAP _____	6

Site: 1

Comments:

Site looks good
Minimal amount of torpedograss observed growing along the perimeter.



Action Required:

Routine maintenance next visit

Target:

February 2026

March 2026

Torpedograss

Site: 2

Comments:

Site looks good
Minimal amount of torpedograss observed growing along the perimeter.



Action Required:

Routine maintenance next visit

Target:

February 2026

March 2026

Torpedograss

Site: 3

Comments:

Site looks good
Minimal amount of torpedograss observed growing along the perimeter.



Action Required:

Routine maintenance next visit

Target:

February 2026

March 2026

Torpedograss

Site: 4

Comments:

Site looks good
Minimal amount of torpedograss observed growing along the perimeter.



February 2026



March 2026

Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: 5

Comments:

Site looks good
Minimal amount of chara observed growing within site 5.



February 2026



March 2026

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Management Summary

Pond #1: Minimal amount of torpedograss observed growing along the perimeter.

Pond #2: Minimal amount of torpedograss observed growing along the perimeter.

Pond #3: Minimal amount of torpedograss observed growing along the perimeter.

Pond #4: Minimal amount of torpedograss observed growing along the perimeter.

Pond #5: Minimal amount of chara observed growing within site 5.

Site	Comments	Target	Action Required
1	Site looks good	Torpedograss	Routine maintenance next visit
2	Site looks good	Torpedograss	Routine maintenance next visit
3	Site looks good	Torpedograss	Routine maintenance next visit
4	Site looks good	Torpedograss	Routine maintenance next visit
5	Site looks good	Submersed vegetation	Routine maintenance next visit

Harborage/Braden CDD
Bradenton, Fl.

SOLITUDE
Rev. 6/ LAKE MANAGEMENT



Tab 2

Exhibit "A"

Harbourage at Braden River CDD - Sidewalk Repairs

Bid Tabulation Form 2.24.26

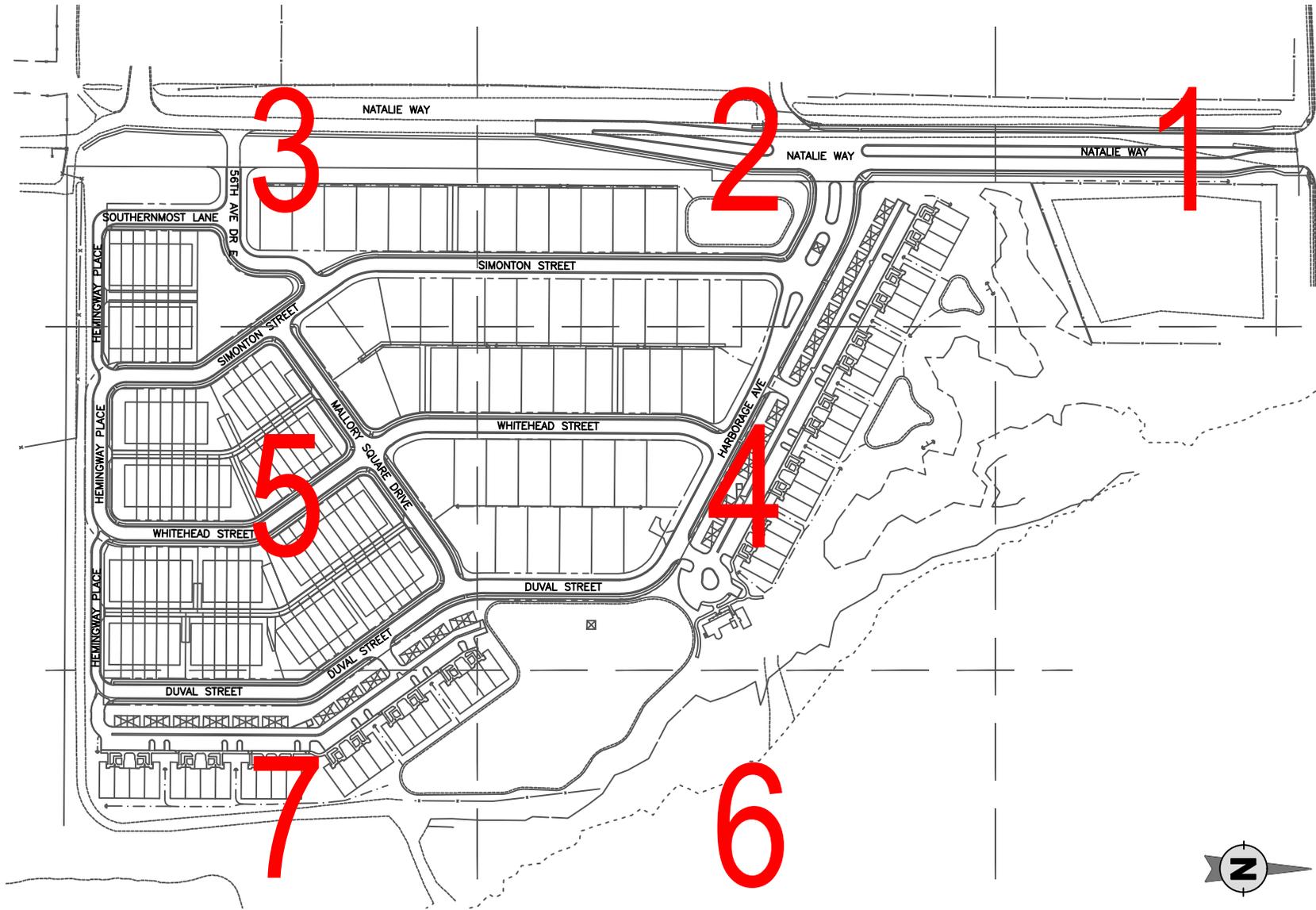
				Asphalt Remedies					
Bid Item	Description	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total
1*	Grind 5' raised sidewalk joint (CDD)	59	EA	50.00	2,950.00				
2*	Grind 5' raised sidewalk joint (HOA)	14	EA	50.00	700.00				
3	Remove and replace 5' wide sidewalk (CDD)	51.5	LF	55.00	2,832.50				
4	Remove and replace 5' wide sidewalk (HOA)	35	LF	55.00	1,925.00				
5	Chip loose concrete in curb, apply adhesive and epoxy grout	1	LS	55.00	55.00				
6	Miscellaneous cleanup and work	1	LS	0.00	0.00				
Total				8,462.50					

***Item 1-2 Grind 6" for every 1/2" drop**

HOA 2,625.00

CDD 5,837.50

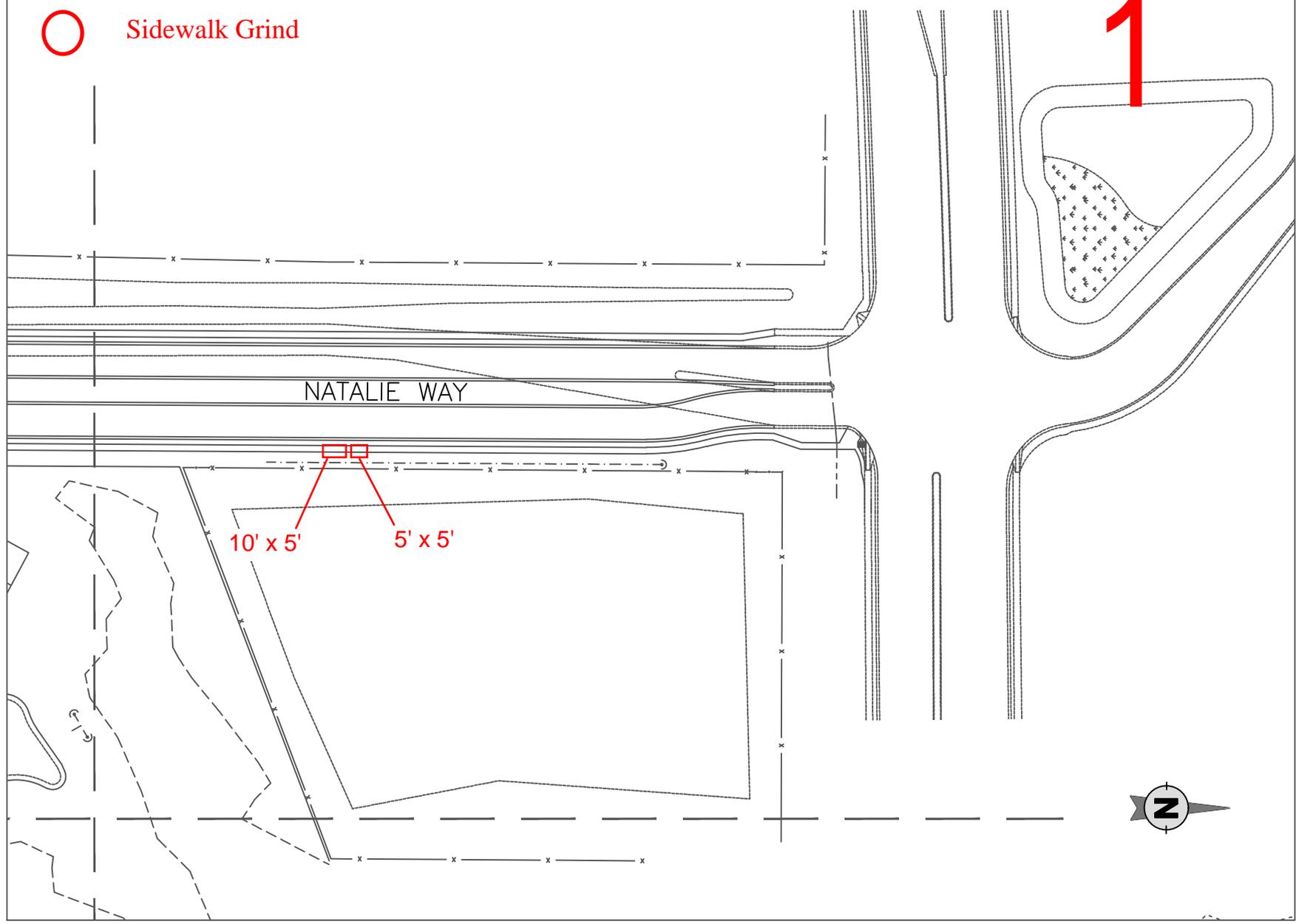
SIDEWALK



SIDEWALK

 Remove & Replace slab

 Sidewalk Grind



SIDEWALK

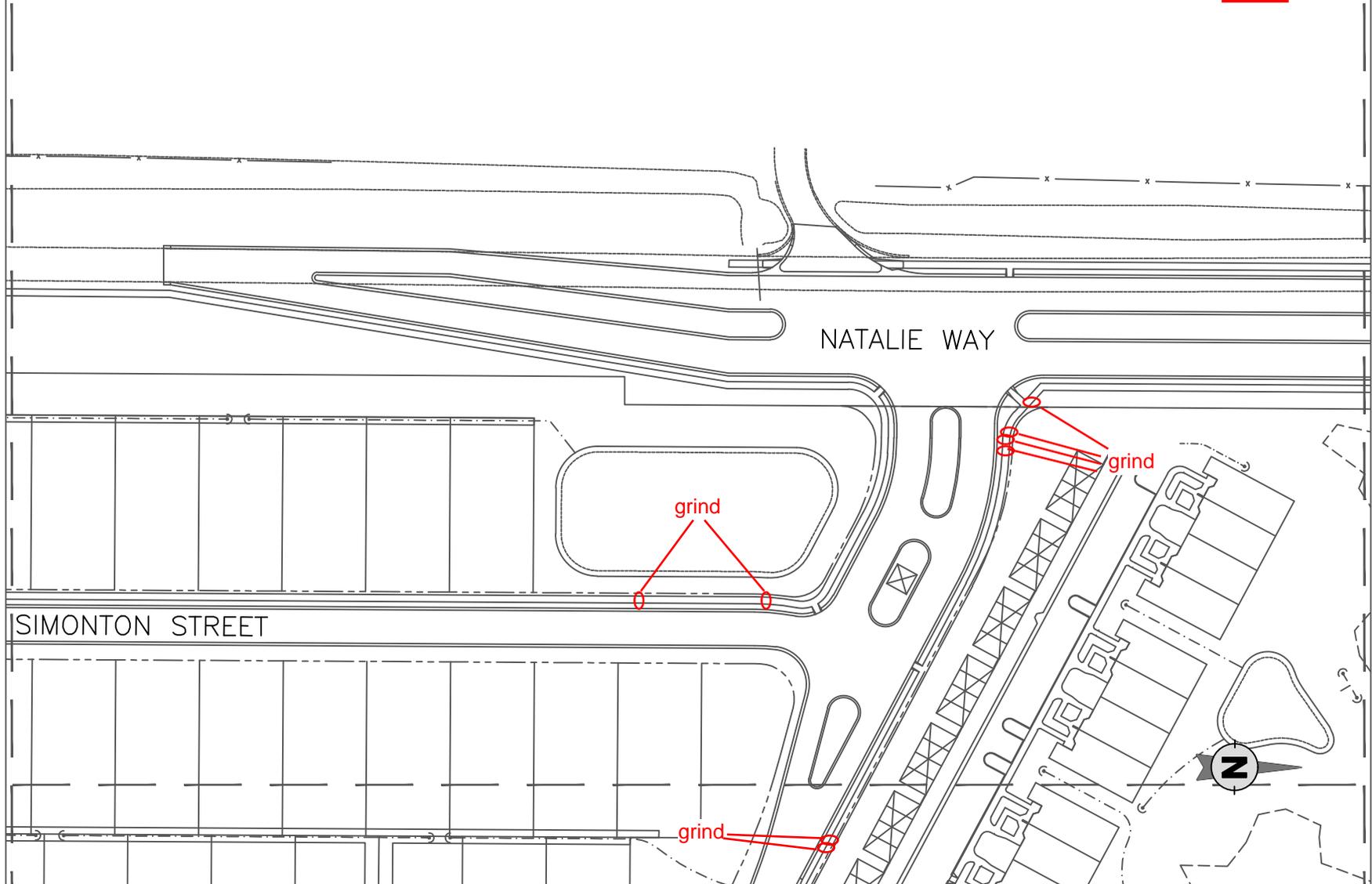
2



Remove & Replace slab



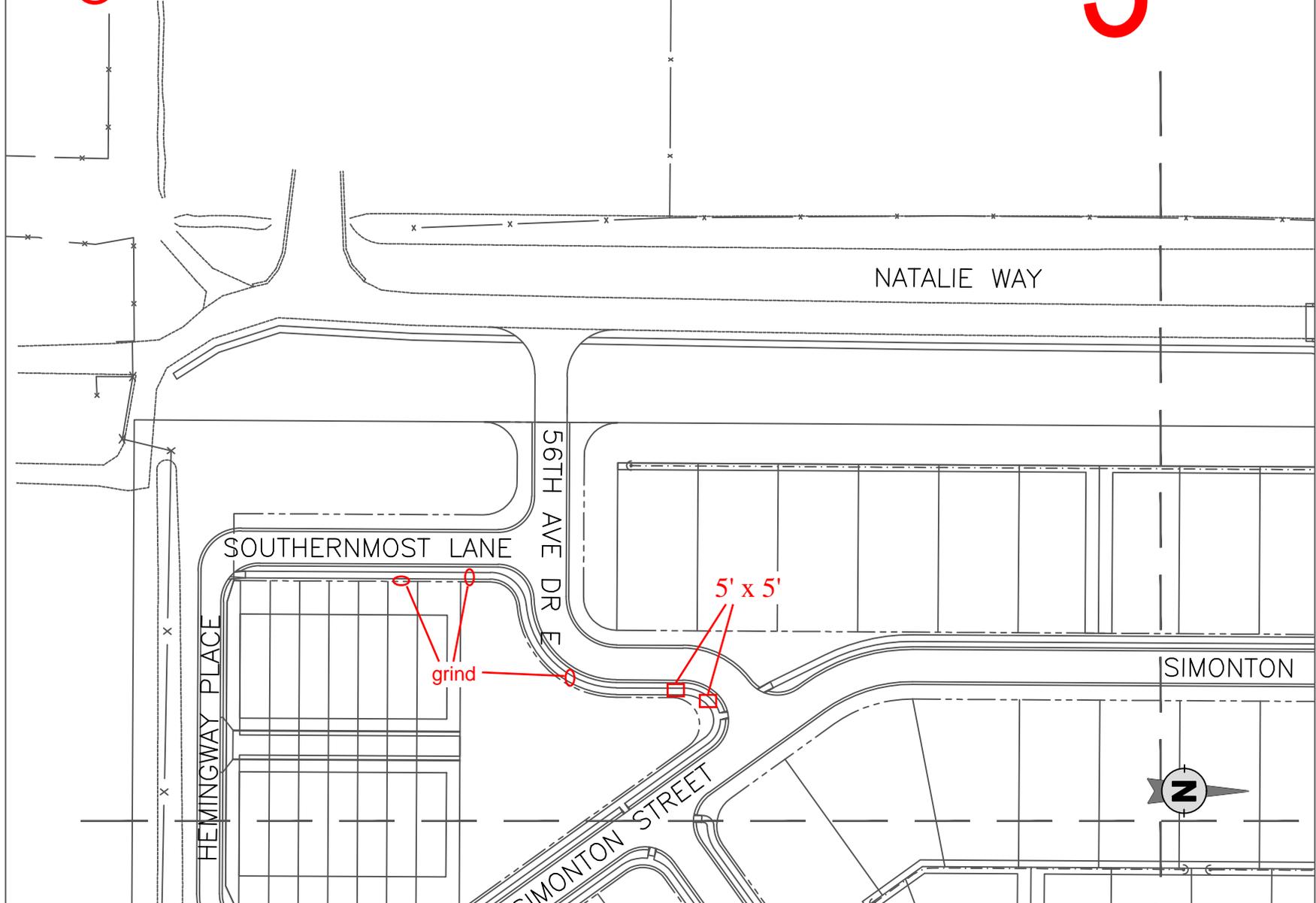
Sidewalk Grind



SIDEWALK 3

Remove & Replace slab

Sidewalk Grind

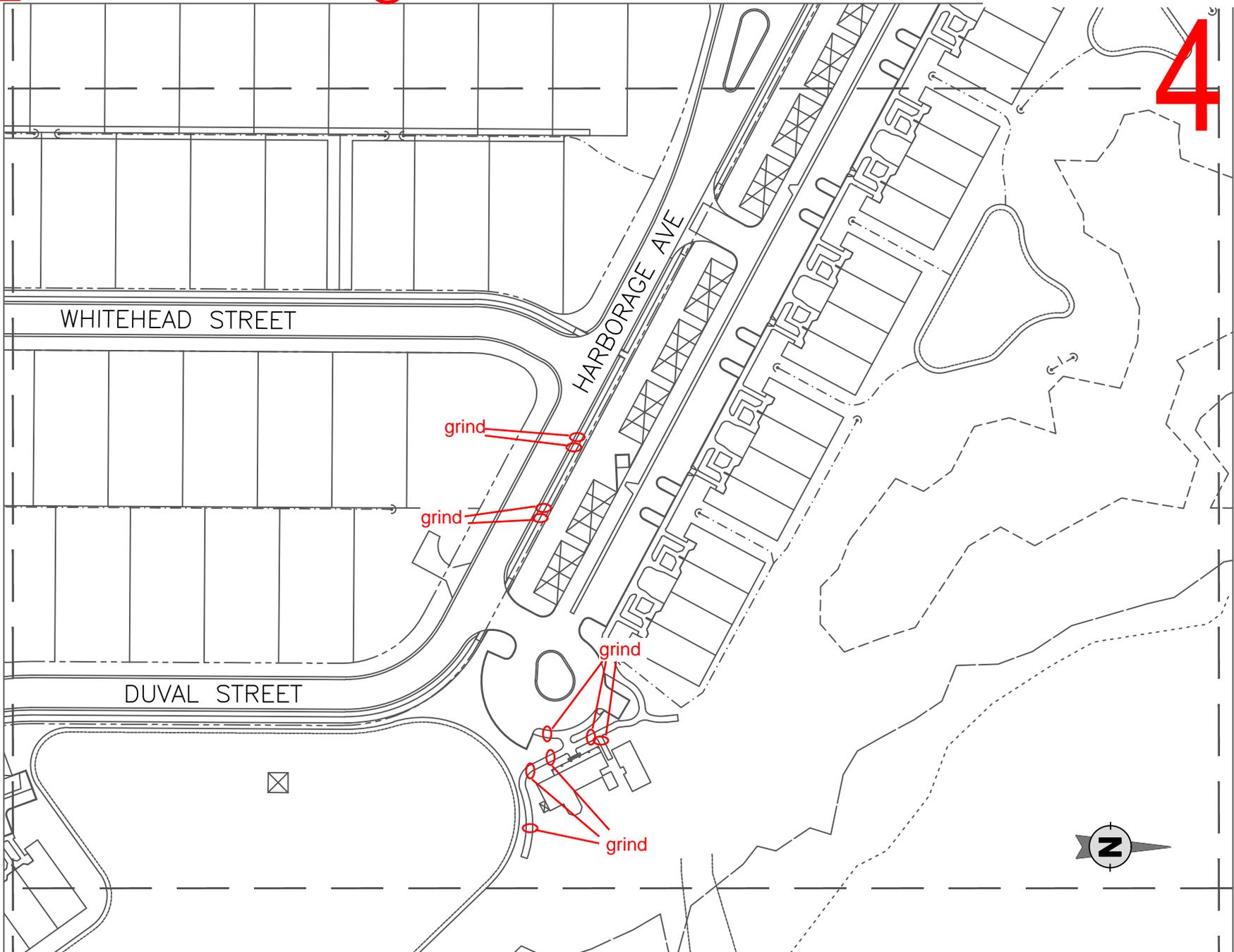


Remove & Replace slab

Sidewalk Grind

SIDEWALK

4





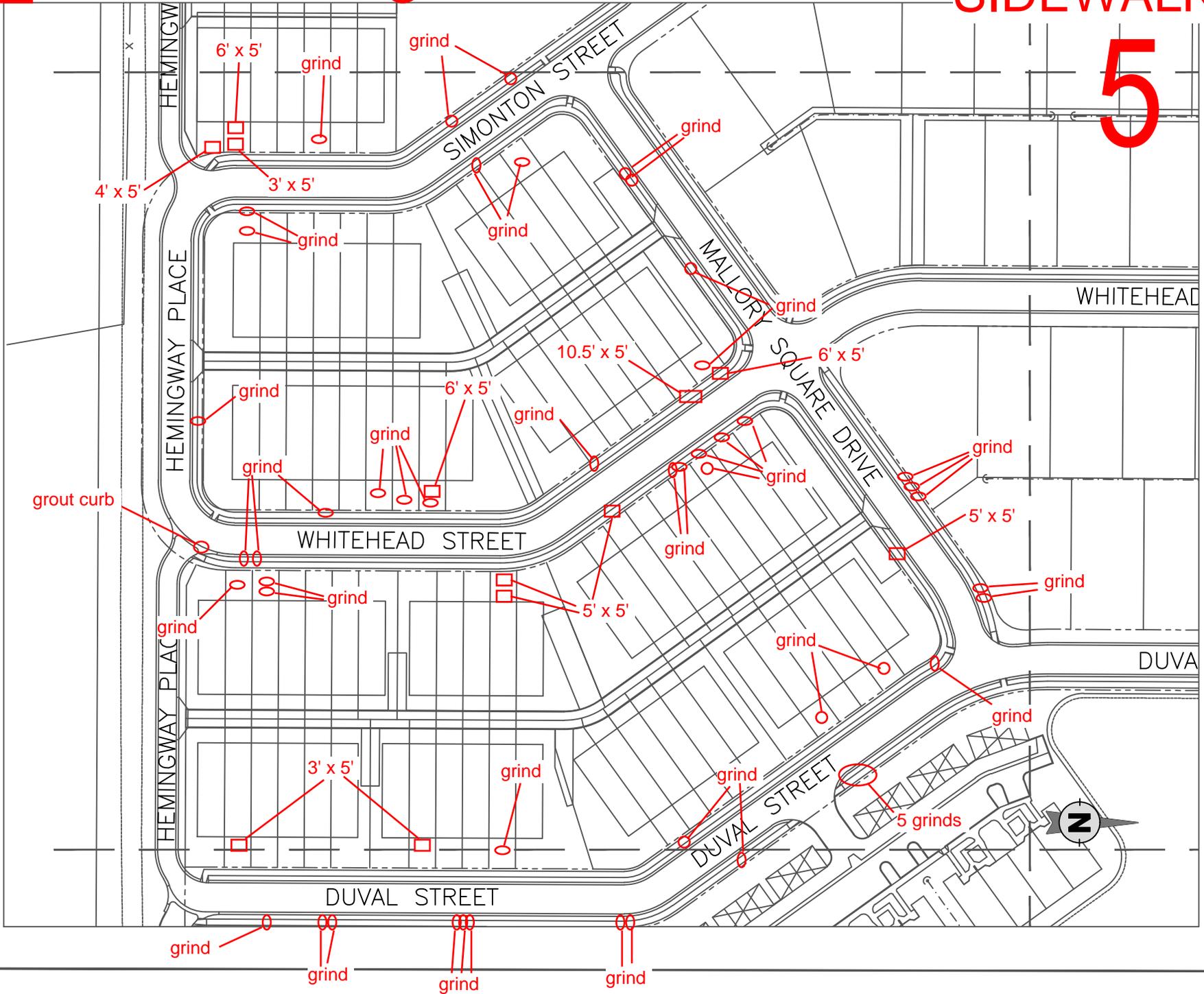
Remove & Replace slab



Sidewalk Grind

SIDEWALK

5





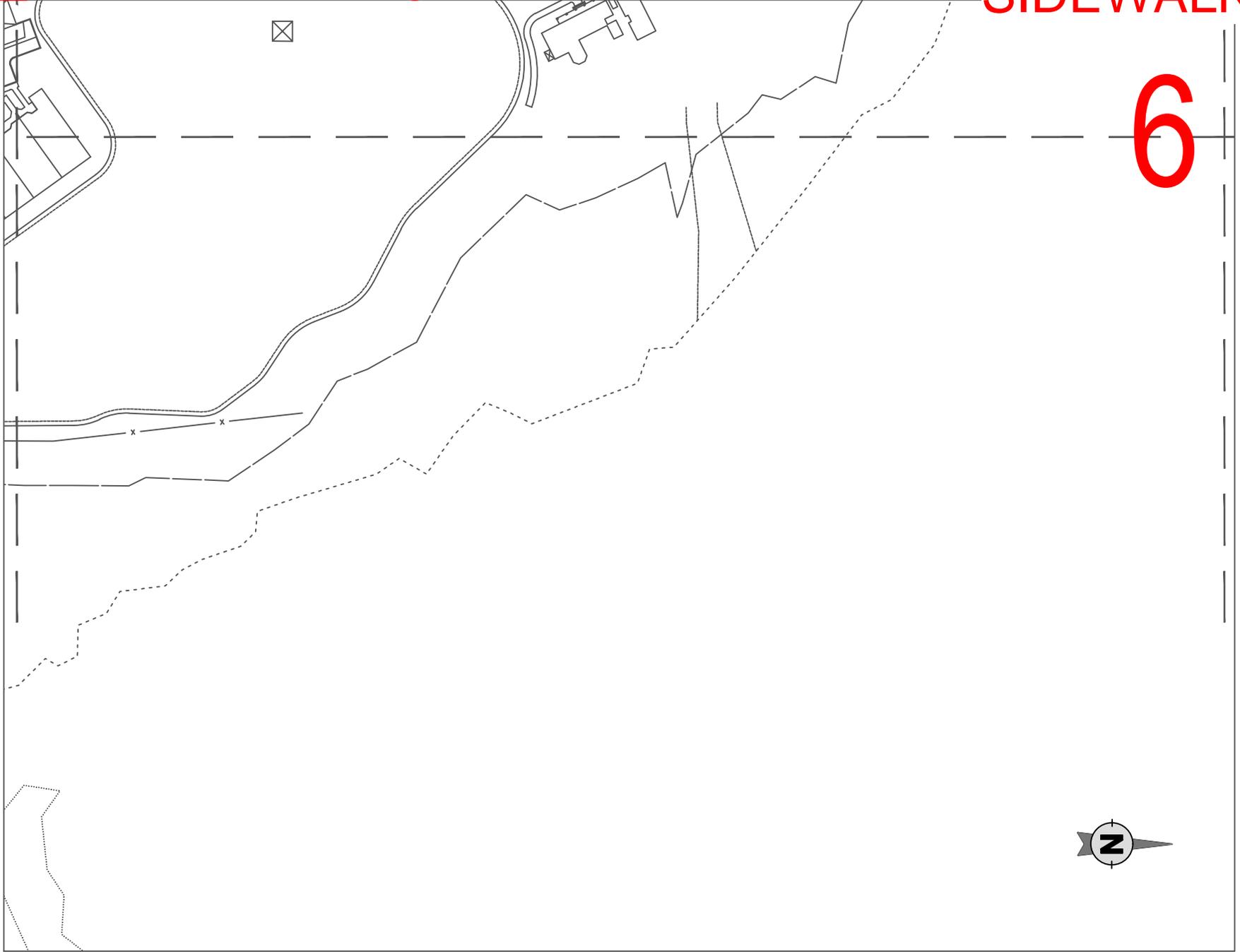
Remove & Replace slab



Sidewalk Grind

SIDEWALK

6

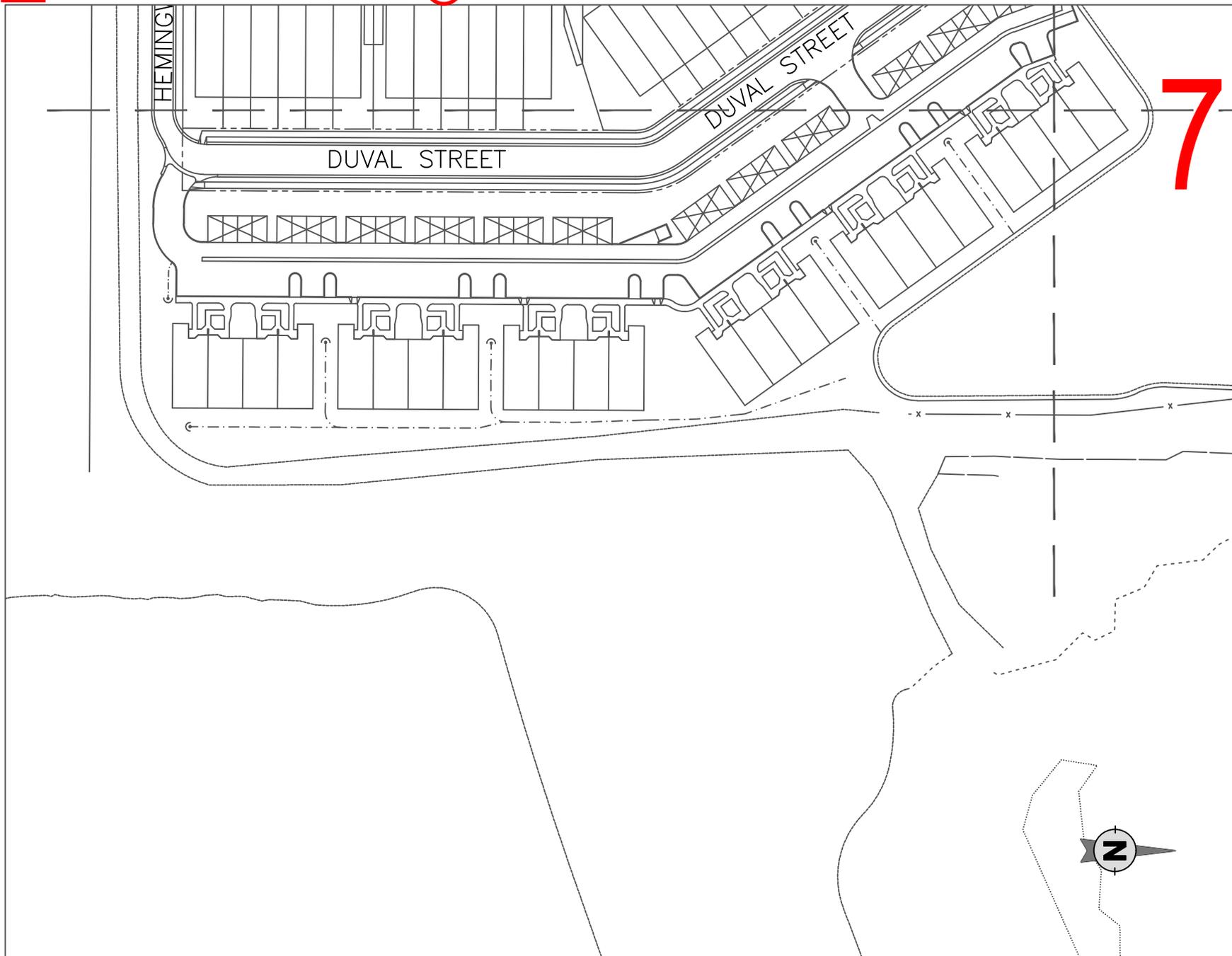




Remove & Replace slab



Sidewalk Grind



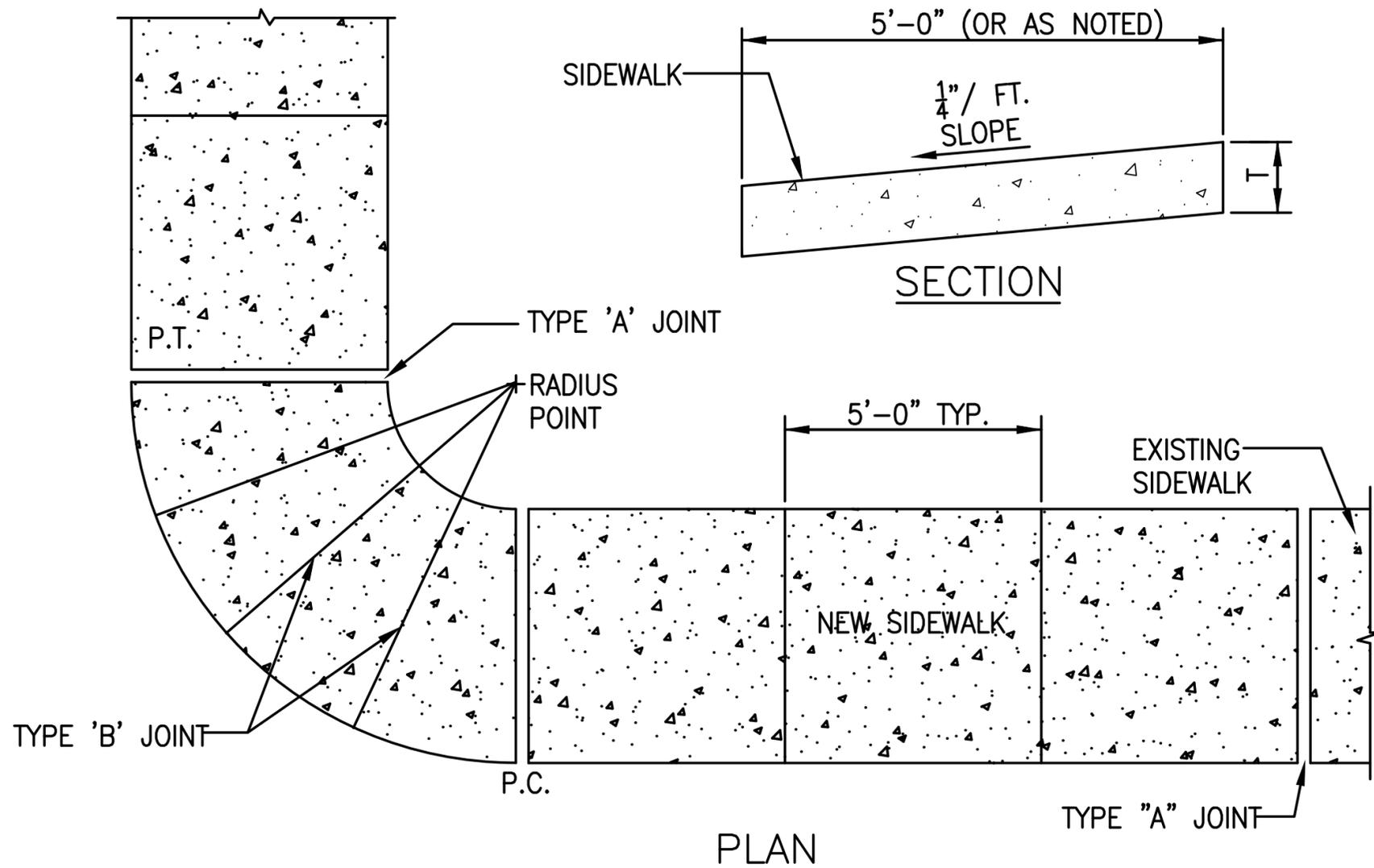


TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. AND P.T. OF CURVES.
'B'	5'-0" CENTER TO CENTER ON SIDEWALKS.
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES. JUNCTION OF EXISTING AND NEW SIDEWALKS. AT 50' INTERVALS (MIN.)

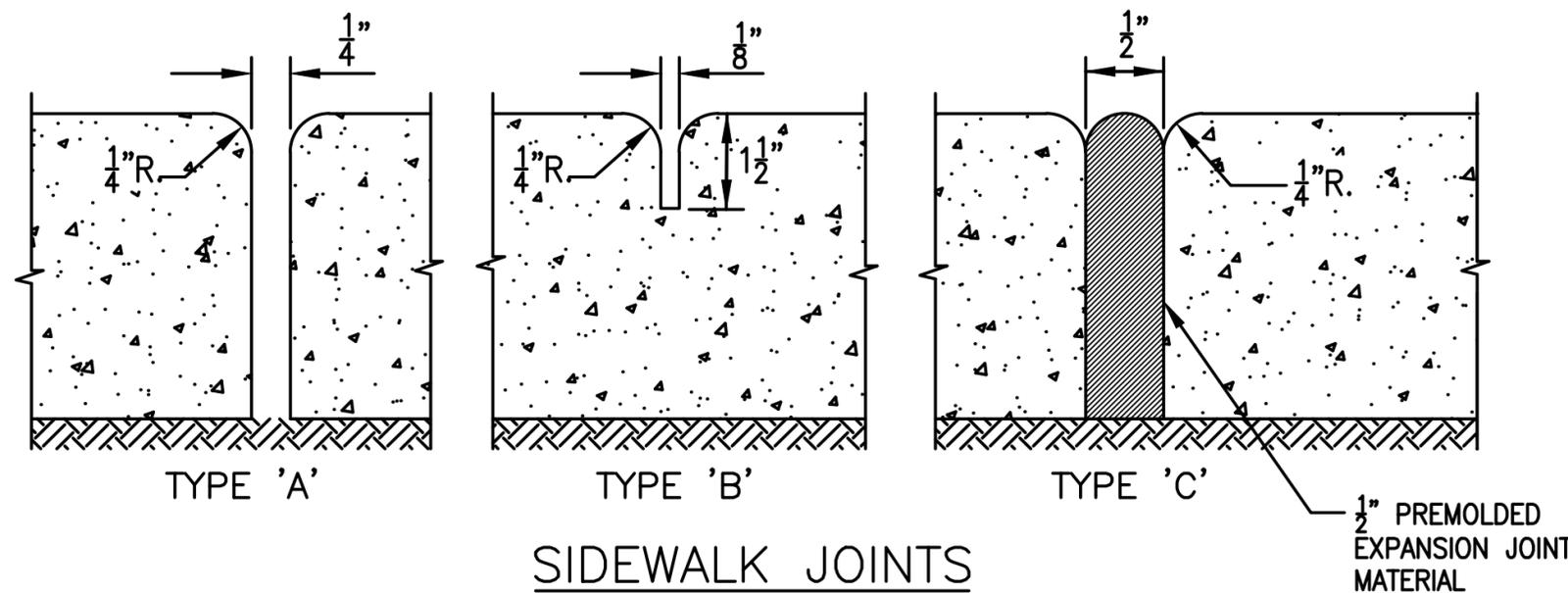


TABLE OF SIDEWALK THICKNESS - 'T'	
LOCATION	'T'
PEDESTRIAN AREAS	4"
AT DRIVEWAY CROSSING AND OTHER VEHICULAR USE AREAS	6"

NOTE: CONCRETE TO BE 3,000 P.S.I.
AT 28 DAYS WITH FIBERMESH
REINFORCEMENT.

SIDEWALK CONSTRUCTION

N.T.S.



Replace 5' x 5' panel on 56th Ave Dr E, south of park



Replace 6' x 5' panel lot 129 Whitehead St



Replace 5' x 5' panel on 56th Ave Dr E, south of park



Replace 3' x 5' panel lot 129 Whitehead St



Replace 4' x 5' panel lot 130 Whitehead St



Replace 10' x 5' panel in front of lot 97 Whitehead St



Replace 6' x 5' panel in front of lot 96 Whitehead St



Replace 6' x 5' panel lot 104 Whitehead St



Chip loose concrete, epoxy grout NE corner Whitehead & Hemmingway



Replace 5' x 5' panel in front of lot 57 Whitehead St



Replace 2 ea 5' x 5' panels lot 94 Whitehead St



Replace 3' x 5' panel lot 82 Duval St



Replace 3' x 5' panel lot 76 Duval St



Replace 10' x 5' panel Natalie Way



Replace 5' x 5' panel on Mallory Square adjacent to lot 60



Replace 5' x 5' panel Natalie Way

Tab 3

Tab 4



Construction Services, Inc.
3508 Laurel Road East, Nokomis, FL 34275
941-486-8137

To: Harborage
 5705 Key West Pl
 Bradenton, FL 34203

Contact: (941) 730-1229
 rick@schappachereng.com

Re: Misc. Dock Work

Date: 2/11/2026

Total Bid Price Excluding Options: TBD

Abbotts' Construction is pleased to submit the following quotation for your project. We would like to put our 40 years of experience to work for you to provide a quality product constructed with today's cutting-edge techniques and products in a timely fashion.

Here is a **SUMMARY** of your project and the associated cost:

Please initial to approve each of the selected services you request.

Initial to Approve	Description of Services	Options	Cost
_____	<p><u>Viewing Platform:</u> Provide labor, materials, and equipment to install approx. (8) 2"x10" Marine Grade treated X-Braces on the viewing pier. The X-Bracing will be attached with 5/8" stainless-steel through bolts</p>		\$850 ea.
	<p><u>Walkover:</u> Provide labor and material to install poly pile wrap on all waterward pilings. Pile wrap will start 6" below the mudline to 1' above the high water mark.</p>		\$125 ea

Thank you again for the opportunity to provide this proposal for our services.

Best Regards,

The Marine Division Team

The undersigned agrees with the initialed item(s) above and the scope of services included in the proposal and authorizes Abbotts' Construction Services, Inc. to proceed.

Owners Initials _____

Signature: _____ Printed Name: _____ Date __/__/__

General Scope Notes:

Prices quoted above are good for 30 days and are subject to change after.

All prices quoted are based on Abbotts' Construction's opinion of what is necessary to complete the work involved in the project however there may be unforeseen items that have not yet been discovered that could result in a price change.

Owner must allow access to rear yard and Abbotts' Construction is not responsible for damage to the access area including but not limited to sod, landscaping, irrigation, concrete walks, drives or pavers.

Any items that are to be saved, that are in the work area, must be removed prior to mobilization. Abbotts' Construction shall not be responsible for any items not removed from construction area.

- A 20% non-Refundable deposit is required to accompany this agreement along with all pages signed and/or initialed and returned to Abbotts' Construction.
- Once your job has received a confirmed start date (approximately 6 weeks before construction starts) a 30% payment will be billed as soon as materials arrive on site.
- If the deposits are not received in a timely manner, it will affect your start date.
- If your job takes longer than 15 days to complete, progress payments based on the percentage of work completed as of the 25th of the month can be billed and become due on the 10th of the following month.
- An 18% per annum interest rate will be accrued on any unpaid balance over 30 days.

Final Payment is due to Abbotts' Construction within 10 days of completion of onsite activities.

Final Inspections may take up to 10 days beyond the end of construction and does not waive the demand for payment at 10 days from completion of onsite activities.

Owners Initials _____

Quote #345

Prepared for

Harbourage at Braden River

941-650-2780

harbouragecddmanager@gmail.com

Harbourage Avenue

Bradenton, FL 34203



Mariner Dock and Seawall
LIC#: SCC131152652 + EC13015118

4802 Lena Road Suite 105
Bradenton, FL 34211

Offer good until:

03/28/2026

Provided by

George Ellis

941-241-6044

scott@marinerdockandseawall.com

Scope of work

ADD 8 cross braces to terminal section of fishing dock.

Products and services

Minor Dock Repairs

\$5,015.00

ADD (8) 2"x10"x16' to pilings on terminal section dock using PT marine grade lumber.

\$5,015.00 × 1

ADD (2) stainless steel carriage bolt at each connection.

Repair piling wrap at each piling as needed.

Trip Charge

\$95.00

Trip Charge

\$95.00 × 1

SVC-PMT

\$0.00

PAYMENT TERMS:

\$0.00 × 1

- A 50% DEPOSIT REQUIRED ON ALL JOBS.

- BALANCE IS DUE AT TIME OF COMPLETION.

- VIP SERVICE AGREEMENTS & STORM PREP INVOICES ARE DUE UPON RECEIPT, PRIOR TO FIRST VISIT.

- INVOICES THAT ARE OUTSTANDING AFTER (30) DAYS WILL RECEIVE A 1.5% MONTHLY LATE FEE.

ELECTRONIC PAYMENTS ARE OUR PREFERRED METHOD OF REMITTANCE (ZELLE, WIRE OR ACH). INSTRUCTIONS ARE ATTACHED.

ALL MAJOR CREDIT CARDS WILL INCUR A 3% SURCHARGE FEE REFLECTED ON YOUR INVOICE(S) - CARD PAYMENTS CAN BE CALLED IN TO OUR OFFICE AT (941) 751-3625.

PERSONAL CHECKS CAN BE MAILED, HAND DELIVERED OR ARRANGED TO BE PICKED UP. CASH WILL ONLY ACCEPTED AT TIME OF SERVICE, UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE WITH THE OFFICE/OWNER(S).

PLEASE BE AWARE THAT MATERIAL PRICES ARE SUBJECT TO CHANGE BASED ON AVAILABILITY & UNFORSEEN TARIFFS. CUSTOMERS ARE WELCOME TO PAY A LARGER DOWN PAYMENT UPFRONT TO SECURE THE PRICE REFLECTED IN THIS CONTRACT.

Subtotal	\$5,110.00
Discount	\$0.00
Fees	\$0.00
Taxes	\$0.00
Total	\$5,110.00

Deposit

Deposit (50.00%)	\$2,555.00
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Terms and conditions

1. Independent Contractor Status

Contractor shall perform all Services as an independent contractor and not as an employee, agent, or partner of Customer. Contractor operates an independent business, supplies its own labor, tools, equipment, and materials, and maintains all required insurance, including General Liability and Workers' Compensation (or valid exemption). Nothing contained herein shall be deemed to create a partnership, joint venture, or employer-employee relationship between the parties.

2. Licensing and Legal Compliance

Contractor shall comply with all applicable federal, state, and local laws, codes, ordinances, regulations, and licensing requirements related to the Services. Contractor's license and/or registration number is listed on this Quote.

Customer is solely responsible for obtaining and maintaining any homeowner association (HOA), condominium association, neighborhood, or community approvals required prior to commencement of work.

3. Scope of Work

The Services shall be performed strictly in accordance with the written scope set forth in this Quote or Proposal. Any work, labor, materials, services, or conditions not expressly stated are excluded from the scope of work.

4. Changes After Acceptance / Change Orders

Once this Quote has been accepted by the Customer, any deviation, addition, omission, or modification to the scope of work—whether requested by Customer or necessitated by site conditions—must be documented in a written Change Order.

Each Change Order shall be a separate document describing the revised scope of work, associated pricing, and any impact to the project schedule, and must be approved in writing by both parties prior to execution. Contractor shall have no obligation to perform any work outside the original scope or any Change Order that has not been fully executed.

Verbal requests, field directives, text messages, emails, or assumptions shall not constitute authorization for additional work or changes to the contract price. Contractor reserves the right to suspend or delay work until any required Change Order is executed.

5. Unforeseen or Concealed Conditions

Unforeseen or concealed conditions—including but not limited to buried debris, subsurface obstructions, unknown utilities, unstable soils, deteriorated existing structures, undocumented sea-wall tiebacks, or hidden damage—are excluded from the original scope of work. Any additional work required due to such conditions shall be addressed through a Change Order in accordance with Section 4.

6. Payment Terms

Payment shall be made in accordance with the terms stated in this Quote. Deposits are non-refundable once materials are ordered, mobilization has occurred, or work has commenced.

Pricing reflected in this Quote is based on material availability and supplier pricing at the time the Quote is issued. Material prices are subject to change due to availability constraints, supplier increases, transportation costs, or unforeseen tariffs or regulatory actions beyond Contractor's control. Customer may elect to pay a larger deposit or full prepayment to secure material pricing reflected in this Quote. If materials are not prepaid and pricing increases prior to purchase, Contractor reserves the right to adjust the contract price through a Change Order.

Unless otherwise stated, all remaining balances are due upon substantial completion. Any unpaid balance remaining after fifteen (15) days shall accrue interest at 1.5% per month (18% annually) or the maximum rate permitted by law, whichever is less.

Electronic payment is Contractor's preferred method of remittance, including ACH, wire transfer, or Zelle. Payment instructions are provided with this Quote or invoice.

All major credit cards are accepted; however, credit card payments are subject to a 3% processing surcharge, which will be reflected on the applicable invoice(s). Credit card payments may be made by contacting Contractor's office at (941) 751-3625.

Personal or business checks may be mailed, hand delivered, or arranged for pickup. Cash payments are accepted only at the time of service, unless prior arrangements have been made in writing with Contractor's office or owner(s).

Customer agrees to pay all costs of collection arising from non-payment, including reasonable attorney's fees, court costs, filing fees, administrative fees, and lien enforcement expenses.

7. Progress / Phased Billing (When Applicable)

For projects of extended duration or increased complexity, Contractor may bill the Customer in phases or progress installments based on completed portions of the work, project milestones, or materials procured.

Progress invoices, when issued, are due upon receipt unless otherwise stated in writing. Timely payment of progress invoices is a condition precedent to continuation of work. Contractor reserves the right to suspend work for non-payment of any progress invoice without penalty or waiver of rights.

Final payment shall be due upon substantial completion of the overall project, subject to all prior payments received.

8. Florida Construction Lien Law – Notice to Owner Disclosure

NOTICE TO OWNER:

ACCORDING TO FLORIDA LAW, PERSONS OR COMPANIES WHO PROVIDE LABOR, SERVICES, OR MATERIALS FOR THE IMPROVEMENT OF REAL PROPERTY MAY HAVE LIEN RIGHTS ON YOUR PROPERTY IF THEY ARE NOT PAID. THIS LIEN MAY BE ENFORCED BY THE SALE OF THE PROPERTY.

TO PROTECT YOURSELF, YOU SHOULD:

REQUIRE LIEN WAIVERS FROM CONTRACTOR AND ANY SUBCONTRACTORS OR SUPPLIERS,

MAKE PAYMENTS JOINTLY PAYABLE WHEN APPROPRIATE, AND

CONSULT WITH YOUR LENDER OR AN ATTORNEY REGARDING YOUR RIGHTS AND RESPONSIBILITIES UNDER FLORIDA LAW.

9. Reservation of Lien Rights

Contractor expressly reserves all rights and remedies available under Chapter 713, Florida Statutes, including the right to serve a Notice to Owner, record a Claim of Lien, and pursue foreclosure or other legal remedies in the event of non-payment. No acceptance of payment or partial payment shall be deemed a waiver of lien rights unless expressly stated in writing and signed by Contractor.

10. Site Access, Utilities, and Existing Conditions

Customer shall provide clear, safe, and continuous access to the jobsite during normal working hours. Customer is responsible for identifying and properly marking all underground or submerged utilities, irrigation systems, private electrical lines, seawall components, docks, pilings, tiebacks, or other concealed structures.

Contractor shall not be responsible for damage to unmarked, improperly marked, unknown, or inaccurately represented utilities or structures.

11. Delays and Force Majeure

Contractor shall not be liable for delays caused by weather conditions, tides, water levels, permitting or inspection delays, material shortages, supplier delays, labor disruptions, governmental actions, acts of God, hurricanes, flooding, storm surge, or other conditions beyond Contractor's reasonable control. Any such delays shall extend the project schedule without penalty.

12. Ownership of Materials

All materials delivered to the jobsite remain the property of Contractor until paid for in full. Contractor reserves the right to remove unpaid materials if payment obligations are not satisfied.

13. Warranty and Limitations

Contractor warrants its workmanship for a period of one (1) year from the date of substantial completion, unless otherwise stated in writing. This warranty applies solely to workmanship and does not cover materials unless expressly specified.

This warranty excludes normal wear and tear, corrosion, settlement, soil movement, misuse, neglect, lack of maintenance, acts of God, hurricanes, flooding, wave action, storm surge, or work altered or repaired by others.

NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ARE PROVIDED.

14. Indemnification

To the fullest extent permitted by law, Customer agrees to indemnify, defend, and hold harmless Contractor, its owners, employees, and agents from any and all claims, damages, losses, liabilities, and expenses (including reasonable attorney's fees) arising out of or relating to the Services, except to the extent caused by Contractor's sole gross negligence or willful misconduct.

15. Confidentiality

Any confidential or non-public information provided by Customer shall be used solely for performance of the Services and protected using reasonable care.

16. Assignment

Neither party may assign or transfer this Agreement without prior written consent of the other party. Any unauthorized assignment shall be void.

17. Notices

All notices shall be provided in writing and transmitted via email to the addresses listed on this Quote and shall be deemed received upon successful transmission.

18. Governing Law and Venue

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, with venue exclusively in Manatee County, Florida.

19. Entire Agreement

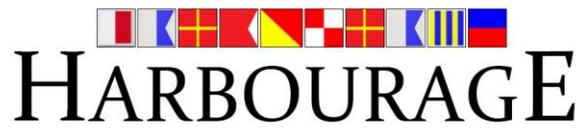
This Quote, together with these Terms and Conditions, constitutes the entire agreement between the parties and supersedes all prior discussions or representations. Any modification must be in writing and signed by both parties.

20. Electronic Acceptance

Customer acknowledges and agrees that acceptance of this Quote—whether electronically, verbally, or by payment—constitutes acceptance of these Terms and Conditions in their entirety.

Tab 5

Monthly Manager's Report



HARBORAGE
AT BRADEN RIVER
COMMUNITY DEVELOPMENT DISTRICT

5705 Key West Place, Bradenton, FL 34203
Phone: (941) 727-5500

Operations/Maintenance Updates: February 2026

- Continued to work with Universal Access and residents on temporary visitor gate process and updates to resident directory and database. Awaiting final go live date from vendor. RFID's ordered as approved by BOS at 2/9/26 meeting.
- Completed plumbing repair to marina for broken hose bibb connections and completed installation of water shut off valves at each dock.
- Reprogrammed boat lift control that was programmed incorrect from factory. Had to contact vendor on process.
- Replace stolen boards on one bench at pier. Other bench replacement boards pending.
- Met with Nostalgic Street Lamps, LLC on issue with street lamps on Harborage Avenue. They made repairs and lamps are working.
- Approved quote for Piper Fire Protection Systems to test the marina dry hydrants and schedule annual fire extinguishers certifications.
- Worked with both Pools by Lowell and Hawkins services on spa and pool heaters not working. Repair to spa heater is completed but awaiting parts for one pool heater
- Reset fountain and irrigation controls to be in compliance with Manatee County and SWFWMD mandatory water restrictions due to drought.
- Contacted Cooper Pools to provide proof of pool drain grate replacements that were due this year by the Department of Health. These were done early when pool was resurfaced. Provided certificate to both the DOH and Pools by Lowell for compliance.
- Worked with the HOA/COA Community Activities Committee on set up for Souper Bowl Party and to ensure TV's were set for game viewing.



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- **Scheduled a clubhouse clean up day where several residents performed a deep clean on clubhouse. Assistance was provided by Brenda Davis, Shelley Rogalski, Jane Brown and Margeaux DeWet.**
- **Assisted resident, Jeff Kiniff, in adding a motion sensor light to flag pole on observation pier.**
- **Hawkins Services performed repair to one pool heat pump (new fan, blades and switch).**
- **Pools by Lowell did several repairs so spa heater and replaced filters on spa pump system.**
- **Perfect Finish Power Washing power washed curbs of clubhouse parking lot.**
- **Rizzetta Amenities Manager preformed on-site clubhouse audit. Awaiting report.**

Irrigation Water Pumped: 1,739,805 **Recorded Rainfall:** 2.02”

Marina Waitlist Residents: 5 **Oldest Waitlist:** July 2024

Marina Leases – New: 0 **Renewals:** 0 **Amendments:** 0 **Vacant Lifts:** 0

Bank Deposits/Amount: \$ 0 **Credit Cards:** \$0

New Residents set up for Kiosk:

Community Events: 2 **Private Events:** 0 **Association Meetings:** 2

Pending Private Events (Parties): 2

Intruder Alarms at Clubhouse/Pool: 0

Trespass Letters/Notices Issued: 0

Pending Projects subject to review and budget:

Replace TV’s in fitness room and meeting room (2026 budget item)

Re-paint planters by pool

Paint bike racks and park benches

Gazebo wood repairs, 2026 budget item, quotes in process

Remove old fire hose box at marina, no longer required per MCFD



Rizzetta & Company

Tab 6

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 **Monday, February 9, 2026, at 12:30 p.m.** at the Harbourage Recreation Center, located at 5705 Key West Place, Bradenton, FL 34203.

Present and constituting a quorum were:

Michael Malik	Chairman
Michael Monti	Vice Chairman
Brenda Landers	Assistant Secretary

Also present were:

Stephanie DeLuna	District Manager, Rizzetta & Co., Inc.
Cari Webster	District Counsel, Straley Robin & Vericker (via phone)
Rick Schappacher	District Engineer, Schappacher Engineering
Tony Gipe	Operations Manager: RASI
Kyle Miller	Solitude Aquatics
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. DeLuna called the meeting to order and led the Board of Supervisors and all present in the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance Report

Mr. Miller gave an update on aquatics, noting that water levels continue to be low. He sought confirmation that other community ponds are also low as he does not have access to all of the ponds behind gates.

B. District Counsel

Ms. Webster was present via phone and had no update. There were no Board requests.

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C. District Engineer

Mr. Schappacher provided information on the sidewalk repairs, explaining that the CDD will be responsible for approximately \$6,300 and the HOA \$2,700. He presented a proposal from A/J, Infinity Asphalt Remedies. Discussion was held regarding a roadway assessment and additional proposals.

On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously approved a not-to-exceed amount of \$6,500, for the Harbourage at Braden River CDD.

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D. Review of Landscape Report

Landscape vendor was not present. Mr. Gipe provided an update on landscaping and repairs.

E. Clubhouse Manager Report

Mr. Gipe provided an update on gate “go live date” and status of updating information in kiosk. Discussion was held regarding bathroom remodel.

On a motion from Mr. Malik, seconded by Mr. Monti, the Board unanimously approved a not-to-exceed amount of \$15,000 for the remodel and authorized District Counsel to draft an agreement for the Harbourage at Braden River CDD.

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1. Consideration of Universal Access Proposal #AAAQ3595

On a motion from Ms. Landers, seconded by Mr. Monti, the Board unanimously approved the Universal Access Proposal #AAA13595 totally \$5,000, for the Harbourage at Braden River CDD.

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F. District Manager’s Report

Ms. DeLuna stated that the next meeting scheduled is on Monday, March 9, 2026, at 12:30 p.m.

Ms. DeLuna provided an update on the status of the bond/financing for the roadway. And on the fiscal year 2025/2026 insurance coverage.

On a motion from Mr. Malik, seconded by Ms. Landers, the Board unanimously approved the updated 2025/2026 insurance policy, for the Harbourage at Braden River CDD.

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FOURTH ORDER OF BUSINESS

Business Items

A. Acceptance of Mr. Glentzer’s Resignation from BOS Seat #3.

On a motion from Mr. Malik, seconded by Mr. Monti, the Board unanimously accepted the resignation of M. Tod Glentzer as a Board Supervisor serving in seat 3 with a term that expires in November 2026, for the Harbourage at Braden River CDD.

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85 **B. Consideration of Candidate Resumes to Fill Vacant Seat #3**
86

87 The Board reviewed the resumes received from Tanner French and Travis LePage. Mr.
88 French was in attendance and spoke briefly with the Board.
89

On a motion from Ms. Landers, seconded by Mr. Monti, the Board unanimously appointed Tanner C. French as Board Supervisor to serve in seat 3 with a term that expires in November 2026, for the Harbourage at Braden River CDD.

90 **C. Acceptance of Fourth Quarter Website Audit**
91

92 Ms. DeLuna stated that she received the 4th quarter website site compliance report, and
93 the district passed all ADA Website Accessibility and Florida Statute 189.069
94 requirements.
95
96

On a motion from Ms. Landers, seconded by Mr. Monti, the Board unanimously accepted the Fourth Quarter Website Compliance Audit, as presented, for the Harbourage at Braden River CDD.

97 **FIFTH ORDER OF BUSINESS**
98

Business Administration
99

100 **A. Consideration of the Minutes of the Board of Supervisors Regular Meeting Held**
101 **on January 12, 2026**
102

On a motion from Mr. Malik, seconded by Mr. Monti, the Board unanimously approved the January 12, 2026, meeting minutes, as presented, for the Harbourage at Braden River CDD.

103 **B. Consideration of Operation and Maintenance Expenditures for December 2025**
104
105

On a motion from Mr. Maliki, seconded by Mr. Monti, the Board unanimously ratified the Operation and Maintenance Expenditures for December 2025 (\$52,665.01), for the Harbourage at Braden River CDD.

106 **C. Review of Financial Statements for December 2025**
107

108 There was not a motion made on the record to accept these December 2025 Financial
109 Statements, therefore, they will be added to the next meeting for a motion.
110
111

112 **D. Administration of Oath Of Office to Newly Appointed Supervisor**
113

114 Ms. DeLuna administered the oath of office to Tanner French, who swore and affirmed
115 to the oath as read into the record.
116

117 Ms. Webber spoke regarding the Sunshine Law, Ethics training, and informed Mr. French
118 that he would be receiving a new Supervisor Packet.
119

120 **SIXTH ORDER OF BUSINESS**

Supervisor Requests

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A request was made to research the CDD policy regarding dogs off leash,

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Ms. Landers, seconded by Mr. Monti, the Board unanimously adjourned the CDD Board meeting at 1:42 p.m., for the Harbourage at Braden River CDD.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 7

USC

Tab 8



Rizzetta & Company

Harbourage at Braden River Community Development District

**Financial Statements
(Unaudited)**

January 31, 2026

Prepared by: Rizzetta & Company, Inc.

harbouragecdd.org
rizzetta.com

Harbourage at Braden River Community Development District

Balance Sheet
As of 01/31/2026
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	301,066	0	375	301,440	0	0
Investments	276,376	544,904	325,904	1,147,186	0	0
Accounts Receivable	42,477	0	15,335	57,812	0	0
Prepaid Expenses	396	0	0	395	0	0
Refundable Deposits	200	0	0	200	0	0
Fixed Assets	0	0	0	0	5,021,042	0
Amount Available in Debt Service	0	0	0	0	0	341,614
Amount To Be Provided Debt Service	0	0	0	0	0	1,023,386
Total Assets	620,515	544,904	341,614	1,507,033	5,021,042	1,365,000
Liabilities						
Accounts Payable	3,924	0	0	3,924	0	0
Deferred Revenue	963	0	0	963	0	0
Accrued Expenses	3,948	0	0	3,948	0	0
Other Current Liabilities	287	0	0	287	0	0
Due To Other	200	0	0	200	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	1,365,000
Deposits Payable	4,250	0	0	4,250	0	0
Total Liabilities	13,572	0	0	13,572	0	1,365,000
Fund Equity & Other Credits						
Beginning Fund Balance	305,662	494,184	181,667	981,513	0	0
Investment In General Fixed Assets	0	0	0	0	5,021,042	0
Net Change in Fund Balance	301,281	50,720	159,947	511,948	0	0
Total Fund Equity & Other Credits	606,943	544,904	341,614	1,493,461	5,021,042	0
Total Liabilities & Fund Equity	620,515	544,904	341,614	1,507,033	5,021,042	1,365,000

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 01/31/2026 YTD Budget	Year To Date 01/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,951	1,951
Special Assessments				
Tax Roll	453,374	453,374	458,711	5,337
Other Misc. Revenues				
Marina Rental Revenues	18,000	18,000	16,027	(1,973)
Miscellaneous Revenue	0	0	450	450
Total Revenues	471,374	471,374	477,139	5,765
Expenditures				
Legislative				
Supervisor Fees	12,000	4,000	4,200	(200)
Total Legislative	12,000	4,000	4,200	(200)
Financial & Administrative				
Accounting Services	18,548	6,183	6,182	0
Administrative Services	4,331	1,443	1,444	0
Assessment Roll	5,569	5,569	5,569	0
Auditing Services	4,000	0	0	0
Bank Fees	150	50	356	(306)
District Engineer	10,000	3,334	1,868	1,466
District Management	20,358	6,786	6,786	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,010	1,336	1,336	0
Legal Advertising	750	250	75	176
Property Taxes	1,250	1,250	1,110	140
Public Officials Liability Insurance	3,112	3,112	3,209	(97)
Trustees Fees	5,500	4,900	5,324	(424)
Website Hosting, Maintenance, Backup & E	2,738	913	1,977	(1,065)
Total Financial & Administrative	80,491	35,301	35,411	(110)
Legal Counsel				
District Counsel	13,000	4,333	3,722	612
Total Legal Counsel	13,000	4,333	3,722	612
Security Operations				
Guard & Gate Facility Maintenance & Repa	5,600	1,867	791	1,075
Security Monitoring Services	40,000	13,333	17,913	(4,579)
Utility - Electricity-Entrance	1,000	334	302	30
Utility - Water & Sewer	500	166	160	7
Total Security Operations	47,100	15,700	19,166	(3,467)
Electric Utility Services				
Utility - Boat Dock	550	184	171	13
Utility - Fountains	3,500	1,166	2,144	(978)
Utility - Irrigation	12,300	4,100	3,261	839
Utility - Recreation Facilities	14,000	4,667	4,074	593

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 01/31/2026	Year To Date 01/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Street Lights	750	250	221	29
Total Electric Utility Services	31,100	10,367	9,871	496
Gas Utility Service				
Utility Services	12,000	4,000	3,023	977
Total Gas Utility Service	12,000	4,000	3,023	977
Water-Sewer Combination Services				
Utility - Boat Dock	400	133	111	22
Utility Services	4,000	1,334	1,472	(138)
Total Water-Sewer Combination Services	4,400	1,467	1,583	(116)
Stormwater Control				
Aquatic Maintenance	6,500	2,166	1,911	255
Fountain Service Repair & Maintenance	1,000	334	627	(293)
Lake/Pond Bank Maintenance & Repair	1,000	333	0	333
Stormwater System Maintenance	4,000	1,333	0	1,334
Wetland Monitoring & Maintenance	7,500	2,500	2,744	(245)
Total Stormwater Control	20,000	6,666	5,282	1,384
Other Physical Environment				
Entry & Walls Maintenance & Repair	500	167	0	167
General Liability Insurance	3,500	3,500	3,209	291
Holiday Decorations	600	600	300	300
Irrigation Maintenance & Repair	5,000	1,667	1,920	(253)
Landscape - Mulch	1,500	500	0	500
Landscape Maintenance	71,940	23,980	25,280	(1,300)
Landscape Replacement Plants, Shrubs, Tr	500	166	2,285	(2,119)
Miscellaneous Expense	15,000	5,000	885	4,115
Property Insurance	21,980	21,980	20,007	1,973
Tree Trimming Services	4,000	1,334	0	1,334
Total Other Physical Environment	124,520	58,894	53,886	5,008
Road & Street Facilities				
Roadway Repair & Maintenance	1,500	500	37	463
Sidewalk Maintenance & Repair	5,000	1,666	0	1,666
Street Light/Decorative Light Maintenance	1,000	334	0	334
Street Sign Repair & Replacement	500	166	0	166
Total Road & Street Facilities	8,000	2,666	37	2,629
Parks & Recreation				
Boat Lift Sling Repairs & Maintenance	5,000	1,667	0	1,667
Cable & Internet	6,250	2,083	2,328	(245)
Computer Support, Maintenance & Repair	250	84	0	83
Dock Repairs and Maintenance	2,000	666	38	630
Fitness Equipment Maintenance & Repair	1,500	500	5,523	(5,023)
Maintenance & Repairs	10,000	3,334	3,896	(564)
Management Contract	44,763	14,921	16,641	(1,720)
Office Supplies	1,500	500	160	341

See Notes to Unaudited Financial Statements

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 01/31/2026	Year To Date 01/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Pool Service Contract	10,000	3,333	3,876	(543)
Pressure Washing	9,000	3,000	719	2,281
Telephone, Internet, Cable	2,500	833	1,206	(373)
Trail/Bike Path Maintenance	500	167	0	167
Vehicle Maintenance	500	167	0	167
Total Parks & Recreation	93,763	31,255	34,387	(3,132)
Contingency				
Miscellaneous Contingency	25,000	8,333	5,290	3,043
Total Contingency	25,000	8,333	5,290	3,043
Total Expenditures	471,374	182,982	175,858	7,124
Total Excess of Revenues Over(Under) Ex- penditures	0	288,392	301,281	12,889
Fund Balance, Beginning of Period	0	0	305,662	305,662
Total Fund Balance, End of Period	0	288,392	606,943	318,551

Harbourage at Braden River Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	20,000	20,000	6,125	(13,875)
Special Assessments				
Tax Roll	44,596	44,596	44,596	0
Total Revenues	<u>64,596</u>	<u>64,596</u>	<u>50,721</u>	<u>(13,875)</u>
Expenditures				
Contingency				
Capital Reserve	64,596	64,596	0	64,596
Total Contingency	<u>64,596</u>	<u>64,596</u>	<u>0</u>	<u>64,596</u>
Total Expenditures	<u>64,596</u>	<u>64,596</u>	<u>0</u>	<u>64,596</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>50,721</u>	<u>50,721</u>
penditures				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>494,183</u>	<u>494,183</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>544,904</u>	<u>544,904</u>

286 Debt Service Fund S2014 **Harbourage at Braden River Community Development District**

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,191	2,191
Special Assessments				
Tax Roll	179,773	179,773	181,700	1,927
Total Revenues	<u>179,773</u>	<u>179,773</u>	<u>183,891</u>	<u>4,118</u>
Expenditures				
Debt Service				
Interest	49,773	49,773	23,944	25,829
Principal	130,000	130,000	0	130,000
Total Debt Service	<u>179,773</u>	<u>179,773</u>	<u>23,944</u>	<u>155,829</u>
Total Expenditures	<u>179,773</u>	<u>179,773</u>	<u>23,944</u>	<u>155,829</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>159,947</u>	<u>159,947</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>181,667</u>	<u>181,667</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>341,614</u>	<u>341,614</u>

See Notes to Unaudited Financial Statements

Harbourage at Braden River CDD
Investment Summary
January 31, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2026</u>
Valley National Bank	Governmental Checking	\$ 276,376
	Total General Fund Investments	\$ 276,376
US Bank Custody Reserve	SHS Institutional Fund	\$ 544,904
	Total Reserve Fund Investments	\$ 544,904
US Bank Series 2014 Revenue	SHS Institutional Fund	\$ 251,455
US Bank Series 2014 Prepayment	SHS Institutional Fund	2,489
US Bank Series 2014 Reserve	SHS Institutional Fund	71,960
	Total Debt Service Fund Investments	\$ 325,904

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

**Harbourage at Braden River Community Development District
Summary A/R Ledger
From 01/01/2026 to 01/31/2026**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due	
286, 2349	286-001	286 General Fund	Manatee County Tax Collector	AR00002797	12110	10/01/2025	42,477.32
Sum for 286, 2349							42,477.32
286, 2351	286-200	286 Debt Service Fund S2014	Manatee County Tax Collector	AR00002797	12110	10/01/2025	15,334.79
Sum for 286, 2351							15,334.79
Sum for 286							57,812.11
Sum Total							57,812.11

See Notes to Unaudited Financial Statements

**Harbourage at Braden River Community Development District
Summary A/P Ledger
From 01/01/2026 to 01/31/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
286, 2349					
286 General Fund	01/22/2026	Frontier Communi- cations of FL	94175314780930045- 012226	941-753-1478-093004 -5 01/26	301.25
286 General Fund	01/12/2026	Michael J Monti	MM011226	Board of Supervisors Meeting 01/12/2026	200.00
286 General Fund	01/30/2026	Rizzetta & Company, Inc.	INV0000106745	Personnel Reimburse- ment 01/26	1,789.29
286 General Fund	01/31/2026	Valley National Bank	CC013126-286	Valley Credit Card 01/26	1,633.06
Sum for 286, 2349					3,923.60
Sum for 286					3,923.60
Sum Total					3,923.60

Harbourage at Braden River Community Development District
Notes to Unaudited Financial Statements
January 31, 2026

Balance Sheet

1. Trust statement activity has been recorded through 01/31/26.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger-Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.