

**MABEL BRIDGE HOMEOWNERS ASSOCIATION, INC.**

6972 Lake Gloria Blvd., Orlando, Florida 32809-3200

**Thursday, February 26, 2015 at 7:00 PM**  
**First Baptist Church of Windermere**  
**8464 Winter Garden Vineland Road**  
**Orlando, FL 32836**

**Board Meeting**

**MINUTES**

Board members present; Leah Emmanouilidis, Jeanne Bauer and Doug Morrill

**ESTABLISH QUORUM**

Quorum was established with 3 board members present.

**CALL MEETING TO ORDER**

Meeting was called to order at 7:01 p.m.

**ACKMAN BROTHERS PRESENTATION**

Nathan Hurst spoke to the group regarding Ackman Brothers Landscaping. There was a Q and A afterward.

**OLD BUSINESS**

Meeting Minutes - Leah Emmanouilidis moved to approve the January 22, 2015 meeting minutes, seconded by Jeanne Bauer and carried unanimously.

LED lighting proposal – Doug Morrill moved to approve the proposal from JAR Electric to repair the replace 30 bulbs for \$938.04, seconded By Leah Emmanouilidis and carried with none opposed.

Parking Enforcement agreement with Orange County – the board agreed to table until the next meeting.

**NEW BUSINESS**

Antennas and Satellite Dishes Guidelines – Leah Emmanouilidis moved to add this to the ARB Guidelines, seconded by Jeanne Bauer and carried unanimously.

ARB Update - The ARB gave the board an update on current activities and then inquired whether or not they could deny an ARB application on the basis of an outstanding violation.

Doug Morrill moved to seek an attorney opinion to find out if the ARB can deny an application based on an outstanding violation or past due assessments, seconded by Jeanne Bauer and carried unanimously.

Covenant Enforcement procedures – Doug Morrill moved to seek attorney advice on if the HOA can collect the costs of attorney demand letters from the homeowner and if the HOA can correct the issue, seconded by Leah Emmanouilidis and carried with none opposed.

ADJOURNMENT – 9:57

*Prepared by Don Danos of Leland Management, Inc.*