

MABEL BRIDGE HOMEOWNERS' ASSOCIATION
Board of Directors Meeting MINUTES
8464 Winter Garden Vineland Rd.
June 30, 2015
7:00pm

Location: First Baptist Church of Windermere
8464 Winter Garden Vineland Road
Orlando, FL 32836

- I. **Call to order:** 7:06pm
- II. **Establish Quorum:** Doug Morrill, Jeanne Bauer, and Leah Emmanouilidis are present. Quorum is established. Jill Rygh from Leland Management is present as well.
- III. **Proof of Notice:** Notice was posted at both entrances 48hrs in advance of the meeting. Required posting according to Florida Statutes is satisfied. Notice was also posted on the community website at www.MabelBridgeHOA.com
- IV. **Approval of May 12, 2015 Meeting Minutes:** Doug **MOTIONS** to approve the 5-12-15 minutes with corrections, Jeanne seconds, unanimous. Jill will make the correction and send to the board to post on the website.- **JILL**
- V. **Welcome and Introduction:** Doug welcomes the homeowners in attendance and introduces the board and management.
- VI. **Management Report:**
 - a. **ARB Report-** Jill provides a copy of the ARB report for the board to review. There are no outstanding applications at this time.
 - b. **Violations-** Jill provides the board with an updated list of all violations. Jill completed a violation drive on 6-30-15 and provides a list of all current violations showing the status of each. Jill also provides a copy of the current violation letter templates for the board to review and make changes.- **BOARD**
- VII. **Committee Reports:**
 - a. **Landscape Committee:** Don Demke speaks to the board and homeowners regarding the proposal obtained from Ackman Brothers. The board discusses the location of the plants. The board decides to schedule a workshop meeting in the future to further discuss.
 - b. **Social Committee:** Social Media (Facebook, nextdoor, etc)- Board discussion regarding the committee volunteers.
- VIII. **Financials/Collections:**
 - a. **Financials-** Jill provides the board with a summary of the May 2015 financials.
 - b. **Collections-** Jill discusses each delinquent account and the status for each. The board confirms the collection policy that has been established to proceed with each delinquent account.

Leland Management

- c. **Reserve Study-** Jill has obtained and presents the board with 2 estimates regarding obtaining a reserve study. Leah **MOTIONS** to approve to proceed with the estimate from Reserve Advisors in the amount of \$2650, Doug seconds, unanimous.- **JILL**

IX. Old Business

- a. **Pool Security Cameras-** Andy, Leah, and Jill have met with the Andy presents the board with a spreadsheet with 3 estimates. Doug **MOTIONS** to approve the Sunshine State Security quote for \$5321.28, Leah seconds, unanimous. Doug provides the video surveillance policy. Doug **MOTIONS** to approve the video Surveillance Policy, Leah seconds, unanimous.
- b. **Pool/Putting green repairs-** **TABLED**
- c. **Termite Bond for cabana-** Doug **MOTIONS** to proceed with payment to Massey in the amount of \$120, Leah seconds, unanimous.
- d. **Pool Furniture-** Jill has completed the audit of the current furniture and sent to board. No board action taken at this time.
- e. **Use Agreement-** Doug provides the Orange County Use agreement (signed and notarized) to Jill.
- f. **Landscaping/Irrigation Estimates-** The board discusses the outstanding landscaping proposals. Jill to implement the policy of not paying invoices unless a report is received for irrigation and maintenance.- **JILL** Emergency procedure policy from landscaper.

X. New Business

- a. **Estimate to install pavers in pool area-** **TABLE**
- b. **Pool Area Repairs**
 - a. **Column repair-** The column repair has been completed. Jill has approved to pay the invoice in the amount of \$250.
 - b. **Sign replacement-** The board has approved to proceed with replacing the stolen sign. The board requests the sign in English and Spanish. **Jill**
 - c. **Locks-** The closet locks are in the process of being rekeyed.
 - d. **Wall Damage in restroom and closets-** Jill has requested Jean Connelly to repair the wall as soon as possible.
- c. **Hurricane Preparedness-** Jill speaks to the board regarding a hurricane Check-list and action plan for the community. The board requests Jill to send this to board to review.- **JILL**
- d. **ARC color book for Leland Management-** Jill speaks to the board regarding the need for a community color book of all approved exterior paint colors. Leah volunteers to contact KB Homes for the color selections applied to the homes. – **JILL**

Adjournment: 10:02pm Doug **MOTIONS** to adjourn, Leah seconds, unanimous.

Board Members- 1 year term

Doug Morrill- President
Jeanne Bauer- Vice President
Leah Emmanouilidis- Secretary/Treasurer

ARB Members

Don Demke
Susan Vanaman- Chair
Kelsey Vigh

Landscape Committee

Don Demke
Steve Facella- Chair
Mel Vanaman




Upcoming Events

August 27- Board Meeting
October 15- Budget Meeting
November 19- Annual Meeting

Leland Management

Website: [www. MabelBridgeHOA.com](http://www.MabelBridgeHOA.com); Facebook

Legend

-  - Assigned Task in progress
-  - Task Completed (with date)
-  - Legal Action Taken(Motion, Table, etc.)