

MABEL BRIDGE HOMEOWNERS' ASSOCIATION
Board of Directors Meeting MINUTES
6189 Winter Garden Vineland Rd.
July 28, 2016
7:00pm

Location: Windermere Prep School
6189 Winter Garden Vineland Rd.

- I. **Call to order:** 7:04pm
- II. **Establish Quorum:** Leah Emmanouilidis, Mel Vanaman, and Doug Morrill are present. Quorum is established. Jill Rygh and Ayesha Antoine from Leland Management is present as well.
- III. **Proof of Notice:** Notice was posted at the entrances 48hrs in advance. Florida Statute posting requirement satisfied. Notice was also posted on the association website.
- IV. **Approval of Previous Meeting Minutes (5-25-16):** Doug **MOTIONS** to approve the 5-25-16 minutes, Leah seconds, unanimous.
- V. **Financials and Collections:** Jill gives the board an update on the year to date spending according to budget. 2017 Draft Budget – Per the collection policy, board requests to send to lot 213, 77 and 106 to the attorney.
- VI. **Committee Reports:**
 - a. Social Committee- Leah **MOTIONS** to remove Denielle Conti and Kimmie Haas, Doug seconds, unanimous. Leah **MOTIONS** to appoint existing members as co-chairs, Mel seconds, unanimous.
 - b. Grant Committee- County meeting is August 3rd. Mrs. Demke will check availability to attend meeting with Leah.
 - c. ARB Committee- 5 applications were approved last month. No applications this month.
 - d. Landscaping Committee-Brad gives the board an update regarding the grass issues in the common areas. Brad speaks about the annuals needing to be replaced soon. Homeowners question regarding rose bushes being cut back excessively. Brad will contact the landscaper regarding the irrigation boxes and valves being tampered with. Homeowners speak about possible grub bugs and moles in the lawns.
 - a. Ackman/ Fire Ant issues- Board approves to have Buccaneer to proceed with treatment.
 - b. Hedges on Lake Mabel Drive- Buccaneer has provided an estimate to install plants in the area. Brad speaks about the irrigation in this area. Brad has instructed the landscaper to prune the hedge twice a year. Mel **MOTIONS** to approve Option 3 with sweet viburnum with same or similar price, Leah seconds, unanimous. Jill will inform the landscaper of this approval. **JILL-completed**
 - c. Irrigation issues/concerns- Brad discusses possible vandalism.
 - d. Documentation for homeowners on tree trimming- Brad will continue to research and draft a notice. - **BRAD** Common area trees need to be trimmed as well. - **BRAD**
- I. **Old Business:**

Leland Management
6972 Lake Gloria Blvd.
Orlando, FL 32809

- a. Recording ARB Guidelines- Jill has obtained notarized By-Laws from the board and mailed to the attorney to record with the county. Documents will need to be mailed to homeowners 30 days after being recorded.
- b. Costs for attorney violation demand letters- Jill has contacted the attorney and confirmed that he can not lower the price.
- c. Short Term rental violations - Attorney will research.
- d. Insurance Changes – Jill presents the estimate from the insurance agent. Doug will contact insurance agent.- **DOUG** Board requests Jill to obtain estimates for signage at soccer field and both playgrounds. - **JILL**
- e. Hurricane Preparedness- Jill to send to the board to review. - **JILL**

II. New Business:

- a. Garage Sale – Last garage sale was in April. Board declines to organize community sale.
- b. Engagement letter from CPA- Board signs paperwork provided
- c. Security Cameras – Board has received estimate for this project. No further action at this time. - **TABLE**
- d. Bat Boxes – Board declines to proceed with this. Jill will inform the homeowner requesting this action of the board’s decision. -**JILL-completed**
- e. Pool Contract RFP- Doug **MOTIONS** to terminate Connelly’s Pool service effective July 31st and hire Resort Pools effective August 1st, Leah seconds, unanimous. Jill will notify both vendors. - **JILL**
- f. Purchase additional umbrellas- Umbrellas will be delivered next week. Jill will ask Simon to install umbrellas. - **JILL**
- g. New sidewalk estimates - Jill presents the board with 2 estimates for this project. Doug **MOTIONS** to proceed with installing new sidewalk with additional footage, Leah seconds, unanimous. Jill will notify the vendor to proceed with project and permits. - **JILL**

III. Adjournment: 8:33pm Doug **MOTIONS** to adjourn, Leah seconds, unanimous.

Board Members- 1 year term

Mel Vanaman - President
Doug Morrill- Vice President
Leah Emmanouilidis- Secretary/Treasurer

ARB Members

Mel Vanaman
Teresa Salls
Arthur Zillas

Landscape Committee

Brad Bachman




Social Committee – Heather Fischer, Keri Bachman, and Patricia Zillas.

Upcoming Events

Sept 22- Board Meeting
Nov 17- Board Meeting

Website: www.MabelBridgeHOA.com; Facebook.com/mabelbridgehoa

Legend

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