

MABEL BRIDGE HOMEOWNERS ASSOCIATION, INC.

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

Wednesday, October 29, 2014 at 7:00 PM

Sunset Park Elementary School

12050 Overstreet Road

Windermere, FL 34786

Board Meeting

MINUTES

Board members present: Kris Meulman, Leah Emmanouilidis 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.

OLD BUSINESS

Approval of September 25, 2014 minutes. Kris Meulman moved to approve the minutes, seconded by Doug Morrill and carried unanimously.

Approval of October 15, 2014 minutes. Doug Morrill moved to approve the minutes, seconded by Leah Emmanouilidis and carried with none opposed.

NEW BUSINESS

2015 Budget and Assessments: Doug Morrill moved to approve a budget of \$195,160 with Quarterly assessments of \$205, seconded by Kris Meulman and carried unanimously.

Satellite Dishes – Doug Morrill moved to dismiss the current satellite violations due to the 1996 Telecommunications Act, Section 207, seconded by Leah Emmanouilidis and carried with none opposed.

Leland Amendment – Doug Morrill moved to approve the contract amendment indemnifying the HOA for any act or omission that violates a criminal law, etc, seconded by Leah Emmanouilidis and carried unanimously.

Parking – Doug moved to pursue the “no parking” rule by attempting to negotiate with the county for a written agreement for towing enforcement, seconded by Leah Emmanouilidis. For: Doug, Leah. Abstain: Kris, Motion passed.

Mabel Bridge By-Law Amendment – Doug Morrill moved to amend Article VII, Section 4, Meetings – “Notice of Board Meetings” – deleting the following – “which notice shall specifically include an identification of agenda items” seconded by Kris Meulman and carried unanimously.

Duke Energy Utility Deposit – Kris Meulman moved to have the HOA retain the deposit in lieu of returning it to KB Home, seconded by Doug Morrill and carried with none opposed.

Annual Meeting – the board agreed to hold the meeting on November 24, 2015.

Miscellaneous

- 1) Don to order a new Pool Rules sign
- 2) Community Garage Sale to be held in the Spring
- 3) Don to obtain reserve study proposals
- 4) Don to obtain a DiMasi proposal

ADJOURNMENT – 8:54

Prepared by Don Danos of Leland Management, Inc.