

**MABEL BRIDGE HOMEOWNERS' ASSOCIATION**  
**Board of Directors Meeting MINUTES**  
**8464 Winter Garden Vineland Rd.**  
**October 15, 2015**  
**7:00pm**

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

- I. **Call to order:** 7:03pm
- II. **Establish Quorum:** Doug Morrill, Leah Emmanouilidis, and Mel Vanaman 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](http://www.MabelBridgeHOA.com)
- IV. **Approval of August 27, 2015 Meeting Minutes:** Doug **MOTIONS** to approve the minutes, Mel seconds, unanimous.
- V. **Approval of September 17, 2015 Meeting Minutes:** Doug **MOTIONS** to approve the minutes with corrections, Mel seconds, unanimous. Jill will send revised minutes to Leah to post on the website- **JILL**
- VI. **Welcome and Introduction:** The board thanks everyone in attendance.
- VII. **2016 Budget Ratification:** Leah **MOTIONS** to approve the 2016 budget at a rate of \$205.00 quarterly (no change to previous year) with the changes of increasing the social committee line to \$2000 and decreasing the irrigation utilities line to \$19,200, Mel seconds, unanimous.
- VIII. **Management Report:**
  - a. **ARB Report-** Jill has provided a copy of the report in the monthly report.
  - b. **Violations-** Discussion regarding final notices. The board will review the list and instruct Jill which homes to pursue with each attorney.- **BOARD**
- IX. **Committee Reports:**
  - a. **Landscape Committee:** No update at this time.
  - b. **Social Committee:** Doug **MOTIONS** to appoint Leah to the social committee, Mel seconds, unanimous.
- X. **Financials/Collections:**
  - a. **Financials-** Jill provides the board with a summary of the September 2015 financials.
  - b. **Collections-** No issues at this time.
- XI. **Old Business**

Leland Management

- a. **Pool Security Camera Repair**- Vendor has corrected the issue regarding the color of the new camera.
- b. **Pool Umbrellas**-Jill presents the board with a preliminary estimate of costs. The board will review the color choices and inform Jill to proceed with ordering 2 umbrellas.- **BOARD**
- c. **Estimate to install pavers in pool area**- Jill to get rebid from brick paver vendor.- **JILL**
- d. **Landscape Estimates**- Doug **MOTIONS** to approve the landscaping estimates totaling \$6524.50 (including \$3000 credit), Mel seconds, unanimous. Jill will contact Ackman Brothers with approval.- **JILL**
- e. **Closet Lock**- Jill will contact the vendor to repair the lock for the closet that is next to the men's restroom.- **JILL**

**XII. New Business**

- a. **Neighborhood Pride Grant Committee Members and Steps**- Jill speaks to the board about the process and the requirements.
- b. **Amending Pool Rules specifically for BOD sanctioned Social Committee events**- No action at this time.
- c. **Exterior wall repair**- Mel speaks about the pressure washing vendor cleaning the wall. Jill will speak to the vendor regarding the process. The board speaks about the reserve study reviewing the wall for issues as well.
- d. **Ant Control Top Choice Product**- Doug **MOTIONS** to approve Top Choice estimate in the amount of \$4092.27, Leah seconds, unanimous.
- e. **Amending Bylaws per attorney's recommendation**- the attorney has sent his opinion regarding changes that should be made to the ARB guidelines and Bylaws. The board requests Jill to obtain an estimate from attorney to draft the amendment for the Bylaws.- **JILL** Doug will contact ARB regarding the changes to the ARB guidelines recommended by the attorney.- **DOUG**
- f. **Low Water Pressure in common areas**- The board requests Jill to contact the county regarding the low water pressure in the islands. - **JILL**

**Adjournment:** 8:45pm Doug **MOTIONS** to adjourn, Leah seconds, unanimous.

**Board Members- 1 year term**

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

**ARB Members**

Jeanne Bauer  
Susan Vanaman- Chair  
Kelsey Vigh

**Landscape Committee**

Mel Vanaman  
Steve Facella- Chair




**Upcoming Events**

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.)