

**MABEL BRIDGE HOMEOWNERS' ASSOCIATION**  
**Board of Directors Meeting MINUTES**  
**6189 Winter Garden Vineland Rd.**  
**March 24, 2016**  
**7:00pm**

Location: Windermere Prep School  
6189 Winter Garden Vineland Rd.

- I. **Call to order:** 7:07pm
- II. **Establish Quorum:** Mel Vanaman, Leah Emmanouilidis, and Doug Morrill are present. Quorum is established. Jill Rygh from Leland Management is present as well.
- III. **Proof of Notice:** Notice was mailed to all homeowners 14 days in advanced of the meeting. Notice was posted at both entrances 48 hours in advance.
- IV. **Approval of Previous Meeting Minutes**
  - a. January 28, 2016: Doug **MOTIONS** to approve the 1-28-16 minutes, Mel seconds, unanimous.
  - b. February 26, 2016: Doug **MOTIONS** to approve the 2-26-16 minutes, Leah seconds, unanimous.
  - c. March 15, 2016: Leah **MOTIONS** to approve the 3-15-16 minutes with corrections, Mel seconds, unanimous.
- V. **Guest Speakers:**
  - a. Legacy Scapes Landscaping- Wyatt Cartwright speaks to the board regarding his services and proposal for maintenance of the association common areas.
  - b. Buccaneer Landscaping- Chris Witherington speaks to the board regarding his services and proposal for maintenance of the association common areas.

Doug **MOTIONS** to hire Buccaneer effective 4-1-16 and terminate Ackman effective March 31st, Mel seconds, unanimous. Jill will notify Ackman of this decision.- **JILL** Brad will notify Buccaneer of the decision.- **Brad**
- VI. **Committee Reports:**
  - a. Landscaping Committee- Brad Bachman speaks about the upcoming projects to be started by the new landscaper. The board thanks Brad for his assistance.
  - b. Social Committee- Heather Fischer speaks about the upcoming spring fling this Saturday providing the weather is acceptable to hold the event.
  - c. Grant Committee- Jill speaks to the homeowners regarding the grant and the next steps to starting this project. Jill to send bulk email to all grant members with contact information.- **JILL**
  - d. ARB Committee- Mel gives the board an update on the ARB and any outstanding applications. Jeanne Bauer resigns from the ARB Committee effective immediately.
- VII. **ARB Guidelines and Bylaw Amendment-** The board speaks about the need to revise the current documents. Board discussion regarding motor homes not permitted in the community. Doug **MOTIONS** to accept the attorney's revisions to the Bylaws, Mel seconds, unanimous. Doug **MOTIONS** to approve the Architectural

Leland Management  
6972 Lake Gloria Blvd.  
Orlando, FL 32809

Review Guidelines as of 3-24-16, Leah, seconds, unanimous. Jill will contact the attorney for next steps in recording and notice to homeowners.- JILL

**VIII. Old Business:**

- a. Future Meeting location, cost- Jill has confirmed all meetings at the Windermere Prep School for 2016.
- b. Community Standard Mailbox- Leah will add information to the website.
- c. Estimates to paint entrance marque signs- Jill has obtained 2 estimates and is in the process of obtaining a third estimate.
- d. Light replacement at entrance- The lights will be installed next week. No further action needed.
- e. Lock for GFC Outlet for the entrance- Jill will ask Dianne for an estimate.- JILL

**IX. New Business:**

- a. Owner List- Jill provides the list to the board for review.
- b. American Flag at the pool – The board thanks Arthur Zillas for taking the responsibility for maintenance of the flag at the community pool.
- c. 2 Homeowner fee requests- The board agrees to decline both requests. Jill will inform the office.
- d. Reserve Study recommendations
  1. Annual playground inspection- Ask Dianne for price to inspect playgrounds once a year.- JILL
  2. Section 4.8- Budget paint, partial stucco replacement and crack repairs by 2018
  3. Pool furniture – Re-strapping or repairs before peak season- Jill to re-weld chair- JILL
  4. Section 5.4- column repair needed
  5. Fence lean noted around pool.

**X. Adjournment:** 9:36pm Mel MOTIONS to adjourn, Doug seconds, unanimous.

**Board Members- 1 year term**

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

**ARB Members**

Mel Vanaman  
Teresa Salls

**Landscape Committee**

Brad Bachman




**Social Committee** – Kimmie Haas (Chair), Heather Fischer, Keri Bachman, Denielle Conti

**Upcoming Events**

May 26- Board Meeting  
July 28 – Board Meeting  
Sept 22- Board Meeting  
Nov 17- Board Meeting

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

**Legend**

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