

Leland Management
6972 Lake Gloria Blvd.
Orlando, FL 32809

MABEL BRIDGE HOMEOWNERS' ASSOCIATION
Board of Directors Agenda
6189 Winter Garden Vineland Rd.
September 22, 2016
7:00pm

Location: Windermere Prep School
6189 Winter Garden Vineland Rd.

- I. **Call to order:** 7:01pm

- II. **Establish Quorum:** Leah Emmanouilidis, Mel Vanaman, and Doug Morrill are present. Quorum is established. Ayesha Antoine and Ryan Clifton from Leland Management is present as well.

- III. **Proof of Notice:** Notice was mailed 14 days in advance. Florida Statute posting requirement satisfied. Notice was also posted on the association website.

- IV. **Approval of Previous Meeting Minutes (7-28-16):** Leah MOTIONS to approve the open and closed minutes from 7-28-16, with the change of Jill has recorded the ARB Guidelines to by Laws Doug seconds, unanimous.

- V. **Financials and Collections:** Ayesha reviewed the financials with the board. The board requested that the accountant to follow the collection policy on all collections.
 - a) **2017 Budget and Assessments-** Ryan explained the difference between the pooled and component reserve and reviewed the budget. Doug Motion to approve the 2017 budget with annual dues of \$205.00 and Management fees as presented seconded by Mel all in favor motion carried.
 - b) Doug made a motion to move to pooled reserves seconded by Mel all in favor motion carried. Get with the attorney concerning KB payments.

- VI. **Committee Reports:**
 - a. Social Committee- Next event will be on Halloween at 4:30pm. Christmas will be the same as last year. There was a discussion about an adult's night currently the board is open to the committee idea for an adult's night out without alcohol and gambling. Summer event will include the food truck, but homeowners paying for their food.
 - Charter and committee operations: Leah reviewed the charters and informed the committee to follow the by-laws. The committee with notify Leah with dates and times of the event
 - b. Grant Committee- Leah explained that the sign vendor informed her that the sign has arrived, but he is waiting on the permit. She is required to update the county on the progress every 2 weeks.
 - c. ARB Committee- Mel explained the committee received 8 applications since the last meeting.
 - d. Landscaping Committee- Leah reviewed Brad's report. Doug motioned to approve the tree trimming proposal for \$2000.00 seconded by Leah, all in favor. Doug motioned to approved \$612.50 per quarter for annuals seconded by Mel all in favor.

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Old Business:

- a. Recording ARB Guidelines-Ayesha has obtained notarized documents from the board and mailed to the attorney to record with the county.
- b. Insurance Changes: Mel made a motion to approve the insurance quotes without the Pollution policy, seconded by Doug all in favor motion carried.
- c. Hurricane Preparedness- Leah will request volunteers for the Hurricane committee. Mel will update the Task list to fit the community.
- d. Signs for playground/soccer field- Wording for soccer field no organized leagues. Dawn to Dusk, Mable Bridge residents and their guest only, play at your own risk as field is not monitored, no glass container English and Spanish. On Chat. facing the street by the sidewalk leading to the soccer field around the bend. Playground rules should be written as on sample sign.
- e. Annual installation at the entrance-
- f. New Sidewalk- Complete

I. New Business:

- a. Establish work flow- Mel will be the main form of contact.
- b. Annual meeting notice- Caliber letter must be first page, approved budget need to be sent, owner update information form Leah will prepare the house keeping notice for the mailing.
- c. Review attorney responses- Tabled until next meeting to discuss rentals and finning committee.
- d. Leah resigned from the board, and agreed to continue with communications, marketing, newsletters etc. Mel motion to appoint Mury Salls to the board as sec/treasure, seconded by Doug.

II. Adjournment: 9:37 pm Doug **MOTIONS** to adjourn, Mel seconds, unanimous.

Board Members- 1-year term

Mel Vanaman - President
Doug Morrill- Vice President
Mury Salls- 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](http://www.MabelBridgeHOA.com); Facebook.com/mabelbridgehoa

Legend

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