

MABEL BRIDGE HOMEOWNERS' ASSOCIATION
Board of Directors Meeting MINUTES
8464 Winter Garden Vineland Rd.
November 19, 2015
7:00pm (or immediately following the Annual Meeting)

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

- I. **Call to order:** 7:04pm
- II. **Establish Quorum:** Doug Morrill, Leah Emmanoulidis, and Mel Vanaman are present. Quorum is established.
- III. **Proof of Notice:** Notice was posted at both entrances by Leah.
- IV. **Approval of October 15, 2015 Meeting Minutes:** Leah **MOTIONS** to approve the 10-15-15 minutes as presented, Doug seconds, unanimous.
- V. **Welcome and Introduction:** The board welcomes the homeowners in attendance.
- VI. **Guest Speaker:** Diane Honel from Decorating Services to speak about holiday decorations. Diane speaks to the board regarding her proposal and provides samples of the proposed decorations. Mel **MOTIONS** to approve the estimate presented, Doug seconds, unanimous.

- VII. **Management Report:**
 - a. **ARB Report-** There is one application outstanding. No further action needed at this time.
 - b. **Violation Report-** Has been sent to board by email. Jill will be doing next inspection tomorrow. The board requests Jill to follow-up with fence and 2 lawn issues with attorney- **JILL**

- VIII. **Financials/Collections:**
 - a. **Financials-** The board reviews the October financials.
 - b. **Collections-** Jill provides the board with an update on all accounts that are currently being pursued by the attorney.

- IX. **Old Business**
 - a. **Ackman landscape work. (Leah spoke with Josh 11/19 and can provide this)-** Leah speaks to the board regarding the current landscaping projects such as mulch, grass, and the new plants.
 - b. **Landscape committee -Brad Bachman –** Doug **MOTONS** to appoint Brad Bachman to the landscaping committee, Mel seconds, unanimous.
 - c. **Re-sodding St Augustine in the park area-** Ackman has provided a quote in the amount of \$2901.46 on 10/26- **TABLE**
 - d. **Reserve study-** Ask Reserve Advisors to meet with board either in person or by telephone after the holidays.- **JiLL**
 - e. **Attorney revisions to official documents-** The board is currently reviewing the attorney's recommendations. No further action taken at this time.
 - f. **Remove resigned ARB members from committee. Appoint any replacements.-** Susan Vanaman and Kelsey have resigned effective today. The only current ARB member is Jean. Mel Vanaman volunteers to be on the ARB. Teresa Salls has volunteered for the ARB. Doug **MOTIONS** to appoint Teresa and Mel

Leland Management

Vanaman to the ARB committee, Leah seconds, unanimous. Mel thanks the past ARB committee for their service and dedication to the community.

- g. **Community Security cameras** –The vendor who installed the pool cameras has given an approximate estimate of \$7500 per entrance to install cameras. No further board action at this time.
- h. **Appointment of Heather Fischer to Social Committee**- Leah **MOTIONS** to appoint Heather Fischer to the social committee, Mel seconds, unanimous.
- i. **Food Drive (Nov 21)**- Homeowners to contact the social committee to volunteer.
- j. **Community Pride Grant** - The board speaks to the homeowners about possibly applying for the grant. The board is still seeking additional volunteers. No further action at this time.
- k. **Holiday decorating contest**- Doug **MOTIONS** to approve to spend up to \$200 for the holiday decorating contest, Leah seconds, unanimous.
- l. **Deputy Stanley Murray next meeting**- The board discusses this possibility but has not received confirmation at this time.
- m. **Pool Security Cameras**- The board requests Jill to speak to Frank about securing cameras so they can't be adjusted by kids.- **JILL**
- n. **Pool Umbrellas**- Have been ordered by Jill. Umbrellas will be delivered to Leah's house.
- o. **KB Homes Request to install signage**- The board agrees upon an amount of \$4000 for one year for the signs to be posted by KB. Jill will contact KB to negotiate the contract and finalize the amounts and terms.- **JILL**
- p. **Lights at pool area**- Jill has contacted JAR electric to repair.
- q. **Power washing entrances and sidewalks**- This project has been completed as of today.
- r. **Pavers at pool**- Currently in progress.

X. New Business

- a. **2016 Meeting Schedule**- January 28st, March 24, May 26, July 28, Sept 22 (Budget), Nov 17 (Annual)
- b. **Caliber Software**- Jill speaks to the board about the positive features this software will offer.
- c. **Reinstatement of All board and Committee Members**- See names and positions below
- d. **Pool Hours**- Doug **MOTIONS** to amend their pool rule hours that board sanctioned events can occur in the pool area after dusk, Mel seconds, unanimous.

Adjournment: 9:25pm Doug **MOTIONS** to adjourn, Mel seconds, unanimous.

Board Members- 1 year term

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

ARB Members

Mel Vanaman
Jeanne Bauer
Teresa Salls

Landscape Committee

Brad Bachman

Social- Kimmie Haas, Leah Emmanouilidis and Heather Fischer.


Upcoming Events


November 21- Food Drive

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

Legend

 Assigned Task in progress

 - Task Completed (with date)

 - Legal Action Taken(Motion, Table, etc.)