

MABEL BRIDGE HOMEOWNERS' ASSOCIATION
Board of Directors Meeting MINUTES
8464 Winter Garden Vineland Rd.
January 28, 2016
7:00pm

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

- I. **Call to order:** 7:05pm
- II. **Establish Quorum:** Doug Morrill, Mel Vanaman, and Leah Emmanouilidis 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. Florida Statute requirements have been satisfied.
- IV. **Approval of November 19, 2015 Meeting Minutes:** Leah **MOTIONS** to approve the 11-19-15 minutes, Mel seconds, unanimous.
- V. **Welcome and Introduction:** The board welcomes the homeowners in attendance.
- VI. **Reinstatement of board member positions and responsibilities (including ARB):** Doug **MOTIONS** to appoint Mel Vanaman to the president position, Leah seconds, unanimous. Mel accepts the position as the president. Mel **MOTIONS** to appoint Jeanne Bauer as the ARB chairperson, Doug seconds, unanimous. The board discusses the possibility of increasing the number of board members. No further action taken.
- VII. **Review Task Sheet for Open items:** See task sheet
- VIII. **Management Report:** Jill provides a copy of the December report for the board to review.
 - a. **ARB Report-** Jill provides an updated report for the board to review.
 - b. **Report from landscaper-** Brad Bachman speaks about the issues with landscaper
 - c. **Irrigation Estimates-** Doug **MOTIONS** to approve the estimate from Brian's irrigation in the amount of \$545.00, Leah seconds, unanimous.- **JILL**
 - d. **Weed Control-** Jill to give approval for Ackman to proceed with free application on the soccer field.- **JILL**
 - e. **Mulch estimates-** Doug **MOTIONS** to approve the estimate from Ackman Brothers in the amount of \$7056.00 and 30 yards (\$1080) for Lake Mabel contingent on Ackman cleaning up the area, Leah seconds, unanimous. Jill will inform Ackman of these approvals.- **JILL**
 - f. **Landscaping Estimates-** Leah **MOTIONS** to approve the Ackman Estimate in the amount of \$1544.09, Doug seconds, unanimous.
 - g. **Landscaping project to trim back grass-** Jill to create signs to be posted at entrances.- **JILL**
 - h. **Trimming trees in easement-** Jill to contact orange county to trim trees and about replacing trees that are dead (between 2 ponds off Acosta Ave- 4 dead)
- IX. **Financials/Collections:**
 - a. **Financials-** Review of December 2015 financials. There are no issues at this time.
 - b. **Collections-** Jill provides the board with a draft collection policy to be approved.
 - c. **Collection policy-** Jill reviews the current collection policy with the board for any revisions. Doug **MOTIONS** to hold all intent to liens until March 1st, Mel seconds, unanimous. Jill will inform the collection manager.- **JILL-completed**

X. Committees

a. Landscape Committee- Brad Bachman speaks to the board regarding his efforts with Ackman Brothers Landscaping and the estimates that have been provided.

b. Social Committee

1. Leah **MOTIONS** to appoint Denielle Conti and Keri Bachman to the social committee, Mel seconds, unanimous.

2. Leah's resignation- Leah resigns from the Social Committee effective immediately.

XI. Old Business

a. New meeting locations- Jill has contacted the Windermere Prep School for their price and availability for future meetings. The board will decide at a later date which location to have the next meeting.

b. Repair cracked toilet in women's restroom- The board approves to proceed with the estimate from Honel Property Maintenance in the amount of \$225.00. Jill will inform vendor to proceed.- **JILL-completed**

c. Reserve Study- The reserve study has been sent to the board to review. The board requests a teleconference with Reserve Advisors. Jill to schedule teleconference- **JILL-completed**

d. KB homes contract for signage- Jill presents the board with the draft contract for review.

e. Fining Committee for violations- Jill provides the board with a list of steps for the process.- **TABLE**

f. Housekeeping Letter- Jill has sent the draft version to the board to review. The board will review and give further instructions on how to proceed.

g. ARB's suggestions for fences, pavers, and landscaping- The board will review these requests for a possible amendment to the ARC guidelines in the future.

h. Review of attorney recommendations for Bylaws- The board will make the changes and send the final version to the attorney for his revisions.

i. Storage room keys- Jill provides copy to the board at the meeting.

j. Neighborhood Pride Grant- Jill speaks to the homeowners and board regarding forming a grant committee to apply to Orange County to purchase letter boards for the entrances. Four homeowners agree to be on this committee. Jill will start the process with the committee.

XII. New Business

a. High water bill- Jill has sent copy of bill to Ackman. Board to approve to pay. Ackman has not responded regarding this issue.

b. Garage Sales in the community- Jill to ask attorney to clarify if the Association can prohibit sales even though they are in a non-gated community.- **JILL-completed**

c. Estimates for painting entrance signs- Jill provides the board with 2 estimate to paint the entrance signs and wall. The board requests additional clarification of these estimates.- **JILL-completed**

Adjournment: 10:09pm Mel **MOTIONS** to adjourn, Leah seconds, unanimous.

Board Members- 1 year term

Mel Vanaman- President

Doug Morrill- Vice President

Leah Emmanouilidis- Secretary/Treasurer

ARB Members

Mel Vanaman

Jeanne Bauer- chair

Teresa Salls

Landscape Committee

Brad Bachman

Leland Management
6972 Lake Gloria Blvd.
Orlando, FL 32809

Social Committee – Kimmie Haas (chair), Heather Fischer, Denielle Conti and Keri Bachman.

Upcoming Events

March 24- Board Meeting

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

Legend

 - Assigned Task in progress

 - Task Completed (with date)

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