

Leland Management
6972 Lake Gloria Blvd.
Orlando, FL 32809

MABEL BRIDGE HOMEOWNERS' ASSOCIATION
Board of Directors Agenda
6189 Winter Garden Vineland Rd.
January 26, 2017
7:00pm

Location: Windermere Prep School
6189 Winter Garden Vineland Rd.

- I. **Call to order: 7:00pm**

- II. **Establish Quorum:** Mury Salls, Mel Vanaman, and Doug Morrill are present. Quorum is established. Ayesha Antoine and Chris Browne from Leland Management is present as well.

- III. **Proof of Notice:** Posted in accordance to the Florida Statute requirement. Notice was also posted on the association website.

- IV. **Approval of Previous Meeting Minutes (11-17-16):** Doug MOTIONED to approve the minutes from 11-17-16, with Mury's suggested corrections MURY seconded, unanimous.

- V. **Financials and Collections:** Ayesha reviewed the financials with the board. Ayesha informed the board that the+ means returned mail.

- VI. **Committee Reports:**
 - a. Social Committee- No Reports
 - b. Grant Committee- Leah explained signs installed and warranty received. Mel made a motion for Leah to purchase a box for lettering for the board and receive reimbursement, seconded by Mury all in favor motion carried.
 - c. ARB Committee- Mel explain 2 applications were submitted and approved.
 - d. Landscaping Committee- Brad report that the soil test is complete.
 - Buccaneer reported that weeds are still a concern but they are taking care of it.
 - The soccer field is always very wet Buccaneer has adjusted the time on the sprinklers to assist with this issue.
 - There have been some irrigation issues, and some heads were replaced.
 - The annuals will be installed tomorrow, and fertilizing will be done within 2 weeks.
 - The oak tree on Chat. is dead and need to be removed.
 - Brad reviewed the proposal from Buccaneer. Mury made a motion to approve the proposal in the amount of \$1,100.00 seconded by Doug all in favor motion carried.
 - Brad explained that the reclaimed water is causing several of the plants to die. The soccer field needs to be leveled, the putting green has a fungus, and the community needs more flowers instead of mulch. Mel asked to have the pressure washing company give a proposal to clean the putting green.

- VII. **Old Business:**
 - a. Signs for playground/soccer field- The board is pleased with the sign.
 - b. Pool Gate Repair- Repair Complete

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- c. Pool Lights- Pool lights will be replaced tomorrow.
- d. Follow up on the repairs for the men's bathroom.

VIII. New Business:

- a. Doug motioned to approved the pressure washing proposal without the additional item, seconded by Mury all in favor motion carried.
- b. The exit monument sign at Reams has an issue with the GFI outlet. The electrician needs to inspect the light fixture that are shining the trees, some of the fixtures are missing lens. Research to find out what vendor installed the fixture.
- c. Introduction: Chris Browne introduced himself as the new CAM for the community. Mel expressed that the board was pleased with Ayesha as the CAM, and wished her the best.
- d. Newsletter- Leah will address parking in the next newsletter.

IX. Adjournment 7:58 pm Mel **MOTIONS** to adjourn, Doug 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

January 26

March 02

May 11




July 27

September 28

November 16

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.)