

Leland Management  
6972 Lake Gloria Blvd.  
Orlando, FL 32809

**MABEL BRIDGE HOMEOWNERS' ASSOCIATION**  
**Board of Directors Agenda**  
**6189 Winter Garden Vineland Rd.**  
**May 11, 2017**  
**7:00pm**

Location: Windermere Prep School  
6189 Winter Garden Vineland Rd.

- I. **Call to order: 8:19pm**
- II. **Establish Quorum:** Mury Salls, Mel Vanaman, and Doug Morrill are present. Quorum is established. 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. **Commissioner VanderLey:** Commissioner VanderLey held an open forum before the board meeting was called to order. She discussed the moving of the stop sign in the community, the possibility of adding speed humps as well as the proposed school and park adjacent to the community. She will be ordering a warrant study to determine if speed humps will be a viable option and will speak with the sheriff's office to do more enforcement for people not following the new stop sign. The parking signs in the community were also brought up and the commissioner will look into getting them more defined as currently there are no marking for the no parking areas.
- V. **Approval of Previous Meeting Minutes (1-26-17):** Mury MOTIONED to approve the minutes from 1-26-17, Mel seconded, unanimous.
- VI. **Financials and Collections:** Financials and collections were briefly reviewed. The board ratified the decision to proceed with association foreclosure on account 108202130.
- VII. **Committee Reports:**
  - a. Social Committee- No Report
  - b. ARB Committee- 9 requests received, 8 were approved with no stipulations. The 9<sup>th</sup> was to remove 3 trees and only 2 were permitted.
  - c. Landscaping Committee- Brad presented the board with the landscape committee report.
    - Reams road expansion. Brad has asked Buccaneer to cap the valves along reams road as this area will soon be excavated. Any expenses for work done in relation to the Reams Road expansion work will be reimbursed by the construction company. Brad will forward the information to management.
    - Buccaneer has quoted mulching all common area beds except Lake Mabel Dr.
    - Some areas of improvement quoted by Buccaneer;
      - i. 2<sup>nd</sup> entry island on Chateaubriand - installing a few smaller palms, Canna Lilly's and removing cord grass in center of island.

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- ii. Delmar Entry - Creating a color bed at the tip of island, remove cootie palms and re-landscape that area with plants that can sustain reclaimed and have color.
- iii. Pool area - Complete the plating at the base of the street trees, remove the dead gold mound durantha and install plants in its place. Remove Ti plants at pool gate and install new plants.
- iv. Cut seed pods from palms at pool
- v. Mel **MOTIONED** to approve estimate MB-Enh-LS from Buccaneer Landscape Maintenance in the amount of \$10,924.00, Mury seconded, unanimous.

**VIII. Old Business:**

- a. Pool Lights- The board **ratified** the approval of estimate 655 from Honel Property Maintenance in the amount of \$1,542.43 for the replacement of ballasts in the light posts by the pool area.

**IX. New Business:**

- a. Board is ok with the pod being in the driveway on Thatcher for insurance work as long as it doesn't stay for an extended period of time. The homeowner first stated 10 days and has been instructed to inform the association if more time is required.
- b. A homeowner has requested the agendas for meetings to include more detailed information. The board, committees and management will work together to get the agenda completed earlier in more detail and post on the website.

- X. **Adjournment 9:17pm** Mel **MOTIONS** to adjourn, Mury 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  
Patricia Zillas

**Upcoming Events**




**July 27**

**September 28**

**November 16**

**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.)