

**MABEL BRIDGE HOMEOWNERS' ASSOCIATION**  
**Board of Directors Minutes**  
**6189 Winter Garden Vineland Rd.**  
**July 27, 2017**  
**7:00pm**

Location: Windermere Prep School  
6189 Winter Garden Vineland Rd.

- I. **Call to order: 7:04pm**
- 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. **Orange County Sheriff's Office:** Members of the Orange County Sheriff's Office were present to discuss crime statistics in the area. They review data for year to date and discussed prevention techniques. Setting up a community watch was discussed.
- V. **Approval of Previous Meeting Minutes (5-11-17):** Mury **MOTIONS** to approve the minutes from 5-11-17, Doug seconded, unanimous.
- VI. **Financials and Collections:** Financials and collections were reviewed. The board had no further questions.
- VII. **Committee Reports:**
  - a. Communications Committee- Leah provided the Newsletter to the board to review. The damage to the signs will be covered under warranty. Leah is working with the vendor.
  - b. Social Committee- No report.
  - c. ARB Committee- 7 requests received, 3 of which were for solar panels.
  - d. Landscaping Committee- Brad will be meeting with the county regarding the trimming of county property behind Iron Cove.
- VIII. **Old Business:**
- IX. **New Business:**
  - a. CPA Engagement – Doug **motions** to sign the CPA engagement letter for 2017 year end, Mury seconded, unanimous.
  - b. The board requested quotes for installing a bench near the playground.
  - c. The board requested quotes to upgrade the pool gate system.
- X. **Adjournment 9:17pm** Mel **MOTIONS** to adjourn, Doug seconds, unanimous.

**Board Members- 1-year term**  
Mel Vanaman – President

**ARB Members**  
Mel Vanaman

**Landscape Committee**  
Brad Bachman

**Social Committee**  
Heather Fischer

Leland Management  
6972 Lake Gloria Blvd.  
Orlando, FL 32809

Doug Morrill- Vice President  
Mury Salls- Secretary/Treasurer

Teresa Salls  
Arthur Zillas

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.)