

**MABEL BRIDGE HOMEOWNERS' ASSOCIATION**  
**Board of Directors Budget Meeting Minutes**  
**6189 Winter Garden Vineland Rd.**  
**September 28, 2017**  
**7:00pm**

Location: Windermere Prep School  
6189 Winter Garden Vineland Rd.

- I. **Call to order: 7:01pm**
- II. **Establish Quorum:** Mury Salls, Mel Vanaman, and Doug Morrill are present. Quorum is established. Chris Browne and Greg Ashworth from Leland Management is present as well.
- III. **Proof of Notice:** Posted and mailed in accordance to the Florida Statute requirement. Notice was also posted on the association website.
- IV. **Approval of Previous Meeting Minutes (7-27-17):** Mury **MOTIONS** to approve the minutes from 7-27-17, Mel seconded, unanimous.
- V. **Financials and Collections:** Financials and collections were reviewed. We will ask the attorney to look into doing tenant rent demands for the rental accounts that are delinquent.
- VI. **Committee Reports:**
  - a. Communications Committee- Leah informed the board that the warranty repair work on the letter board signs should start next week. Leah asked the board if they would consider purchased "pool closed" signs so residents will be easily able to tell when the pool is closed. Mel **MOTIONS** to approve ordering of three pool closed signs, seconded by Mury, unanimous.
  - b. Social Committee- No report.
  - c. ARB Committee- 6 requests received, 5 were approved and 1 is pending additional information.
  - d. Landscaping Committee- No report.
- VII. **Old Business: No old business.**
- VIII. **New Business:**
  - a. 2018 budget and assessment consideration – The board reviewed and made changes to the proposed 2018 budget. Doug **MOTIONS** to approve the 2018 budget as changed and the quarterly assessments for 2018, Mel seconded, unanimous.
  - b. Playground Bench – Doug **MOTIONS** to approve Alden Contracting & Services quote 164315 in the amount of \$1,058 for the purchase and installation of a bench in the playground area, Mury seconded, unanimous.
  - c. Pool Gate System – Doug **MOTIONS** to approve up to \$10,000 for installation of the gate system to be taken from retained earnings and \$100/month for service, seconded by Mury, unanimous.
- IX. **Adjournment 8:09pm** Mel **MOTIONS** to adjourn, Mury seconds, unanimous.

Board Members- 1-year term

ARB Members

Landscape Committee

Social Committee

Mel Vanaman – President  
Doug Morrill- Vice President  
Mury Salls- Secretary/Treasurer

Mel Vanaman  
Teresa Salls  
Arthur Zillas

Brad Bachman




Heather Fischer  
Keri Bachman  
Patricia Zillas

**Upcoming Events**

**November 16 – Annual Meeting**

**Website:** [www. MabelBridgeHOA.com](http://www.MabelBridgeHOA.com); [Facebook.com/mabelbridgehoa](https://www.facebook.com/mabelbridgehoa)

**Legend**

-  - Assigned Task in progress
-  - Task Completed (with date)
-  - Legal Action Taken (Motion, Table, etc.)