

MABEL BRIDGE HOMEOWNERS' ASSOCIATION
Board of Directors Budget Meeting Minutes
6189 Winter Garden Vineland Rd.
November 16, 2017
7:00pm

Location: Windermere Prep School
6189 Winter Garden Vineland Rd.

- I. **Call to order: 7:02pm**
- 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 and mailed in accordance to the Florida Statute requirement. Notice was also posted on the association website.
- IV. **Board Organization:** Doug **MOTIONS** to retain officers in the same positions, Mel seconded, unanimous.
- V. **Approval of Previous Meeting Minutes (9-28-17):** Mury **MOTIONS** to approve the minutes from 9-28-17, Mel seconded, unanimous.
- VI. **Financials and Collections:** Financials and collections were reviewed.
Mury **MOTIONS** to accept the payment plan as proposed for account 108202030, Doug seconded, unanimous.
- VII. **Committee Reports:**
 - a. Communications Committee- Leah provided a report to the board via email prior to the meeting.
 - b. Social Committee- No report.
 - c. ARB Committee- 6 requests received, all but 1 was approved.
 - d. Landscaping Committee- No report.
- VIII. **Old Business:**
 - a. Pool Gate System: The board has tabled this item until the next meeting.
 - b. Playground Bench: Bench has been ordered by Alden and will be installed at the location chosen by the board.
- IX. **New Business:**
 - a. New School Issues Discussion – The board discussed the new school being built adjacent to the property and will work to develop a letter to be sent with the boards stance on some possible issues including the bus loop, no parking signs and possible enforcement of the no parking signs.
 - b. Gazebo Repair – Mury **MOTIONS** to approve proposal 4806 from No Limit Services in the amount of \$803.55 for repairs to the pool gazebo and main building, Doug seconds, unanimous.
 - c. 2018 Meeting Schedule – The board will discuss 2018 meeting dates via email.
- X. **Adjournment 8:09pm** 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

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.)