

**MABEL BRIDGE HOMEOWNERS' ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**6189 Winter Garden Vineland Rd.**  
**January 25, 2018**  
**7:00pm**

Location: Windermere Prep School  
6189 Winter Garden Vineland Rd.

- I. **Call to order: 7:07pm**
- 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. **Approval of Previous Meeting Minutes (11-16-17):** Doug **MOTIONS** to approve the minutes from 11-16-17, Mury seconded, unanimous.

Doug Morrill offers his resignation from the Board of Directors. Mel **MOTIONS** to accept this resignation and appoint Jessica Quinn to the Board, Mury seconded, motion passes 2-0.

- V. **Financials and Collections:** Financials and collections were reviewed.
- VI. **Committee Reports:**
  - a. Communications Committee- No report.
  - b. Social Committee- No report.
  - c. ARB Committee- 5 requests received, all were approved.  
Mel **MOTIONS** to appoint Kevin Wilcheck to the ARB, Mury Seconded, Unanimous.
  - d. Landscaping Committee- Mel has asked for Buccaneer to be contacted in regards to picking up trash on the common areas as they are servicing and a leaning tree on the common area
- VII. **Old Business:**
  - a. Pool Gate System: Mel **MOTIONS** to approve Alden Services for the upgrade to the pool gate system without the cellular package, Mury seconded, unanimous.
- VIII. **New Business:**
  - a. Insurance Renewal: Mury **MOTIONS** to approve the annual renewal of association insurance policies, Mel seconded, unanimous.
  - b. Roof Repairs: Mel **MOTIONS** to approve Alden Contracting & Services quote 165411 in the amount of \$945 for repairs to the pool house roof, Jessica seconded, unanimous.
  - c. Monument and Pool Light Issues: Mel has asked for the landscape lights by the monuments and the pool area be checked as there are broken fixtures and lights out.

- d. Storm Tree Damage: Mury reports that Orange County is aware of multiple addresses in the community that are in need of tree work. Community Manager will review to make sure there are no other trees, not in the county easement, that need straightening.
- e. School Update: Jessica discussed and upcoming meeting with school at Bay Lake Elementary to discuss the design of the school
- f. Pressure Cleaning: Proposal from Resort Pools for pressure cleaning of the pool furniture and areas around the pool reviewed. The board would like to find someone to clean the putting greens as well and will hold off on this proposal for now.

**IX. Adjournment 8:08pm** Mel **MOTIONS** to adjourn, Jessica 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




**Communications Committee**

Leah Emmanouilidis

**Upcoming Events** – March 25, May 24, July 26, September 27, November 29

**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.)