MABEL BRIDGE HOMEOWNERS' ASSOCIATION
Board Meeting
March 28, 2019 at 7:00pm
Windermere Preparatory School
6189 Winter Garden Vineland Rd Orlando, FL 32836

Meeting Minutes

Call to order at 7:04 PM

Quorum Established by Mel Vanaman and Jessica Quinn. Maria Gomez of Leland Management was also in attendance.

Proof of Notice was posted on the bulletin boards and association website at least 48 hours in advance.

Approval of Previous Meeting Minutes Mel Vanaman motioned, seconded by Jessica Quinn to approve the September 4th, 2018 Board Meeting Minutes and November 29, 2018 Board Organizational Meeting Minutes. Motion passed.

Guest Speaker
- Principal Helton of Castleview Elementary provided brief explanation of the new school construction.
- Lauren Torres from Orange County Traffic to discuss impact with the new construction.
- Officer Del Guercio of Orange County Sheriff's Department provided information on traffic violation impact.

Committee Reports
- Committees provide brief update to the Board.

Unfinished Business
- **Pool Maintenance Proposals**
- **Pool Fence Proposals**

New Business
- **Marketable Record Title Act (MRTA)** discussed as required by FL Statues.
- **Pressure Washing Proposals** Mel Vanaman motioned seconded by Jessica to approve the Alden proposal Order 167954. Motion Passed.
- **Insurance Carrier Inspection**
    - Full Report Provided to Board March 18, 2019
        1. Pool Chemicals gate must be kept locked. A chain and lock has been installed.
        2. Pool Permit has been posted.
        3. Pool Heater / storage room a path has been cleared to the heater.
        4. Playground with proximity to pond and right-of-way must be fenced. Proposals in process.

- **Beautification Committee**
  MOTION: Mel Vanaman motioned seconded by Jessica Quinn to appoint Andy Scygiel and John Avalone to review violation needs. Andy Scygiel will chair the committee. Motion passed.

- **Housekeeping Letter**
  MOTION: Mel Vanaman motioned, second by Jessica Quinn to send Housekeeping Letter communitywide. Motion passed.

Adjournment 10:02 PM – All in favor