

# Mabel Bridge Homeowners Association, Inc.

## NOTICE OF BUDGET MEETING and ANNUAL MEMBERSHIP MEETING

**Meeting Date:** October 17, 2019

**Board of Directors Budget Meeting Time:** 7:00 PM

**Annual Membership Meeting Time:** 7:30 PM (or immediately following the Budget Meeting)

**Location:** Windermere Preparatory School, 6189 Winter Garden-Vineland Rd., Windermere, FL 34786

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According to the Florida Statute Governing Homeowner Associations and your HOA documents, NOTICE IS HEREBY GIVEN of the Board of Directors Budget Meeting to approve the 2020 Budget and Assessments followed by the 2019 Annual Membership Meeting.

The purpose of the meeting is to elect **three (3) Directors** to serve on the Board of Directors for Mabel Bridge Homeowners Association, Inc. and any business as may be lawfully presented to the membership. All Directors serve on a volunteer basis and without compensation. Positions are 1-year terms (or until the next election). If you are interested in serving on the Board of Directors, please complete and return the enclosed Notice of Intent to be a Candidate form to be received no later than **October 14, 2019** in order to have your name printed on the ballot. Nominations will also be taken from the floor the day of the meeting.

If you are unable to attend this meeting, it is very important for you to complete and return your proxy. **PLEASE RETURN YOUR PROXY BY MAIL NO LATER THAN October 14, 2019 or have it hand-delivered to the meeting.** A pre-addressed, return envelope is enclosed for your convenience. A quorum for the Membership meetings shall consist of thirty percent (30%) of 252 Units / 76 owners of the total voting interest in the Association represented in person or by proxy. **A quorum of the Membership must be established for the election of Directors to be held and other Association business to be conducted.**

If you have questions concerning the meeting, please contact Maria Gomez, Association Manager, at 407-781-0782 or via email at mgomez@lelandmanagement.com.

### **BUDGET MEETING AGENDA**

- Establishment of Board quorum
- Call to order
- Proof of meeting notice
- Approval of prior minutes
- New business
  - Approval of 2020 Budget and Assessments
- Adjournment

### **ANNUAL MEMBERSHIP MEETING AGENDA**

- Certification of membership quorum
- Call to order
- Proof of meeting notice
- Reading and disposal of any unapproved Membership Meeting Minutes
- Reports of Officers /Committees
- Nominations from the floor
- Introduction of Candidates
- Election / Election Results
- Appointment of Nominating Committee
- New Business
- Adjournment

Enclosures: Budget & Annual Meeting Notice  
Candidate Intent Form  
General Proxy with envelope

- ❖ **The Board will have an Organizational Meeting & Board Meeting for the purpose of discussing desirability of the Marketable Record Title Act (MRTA) immediately following the Annual Meeting.**