

# Mabel Bridge Homeowners Association

## Board Meeting

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**Date:** July 25, 2019 at 7 p.m.  
**Location:** Windermere Preparatory School  
6189 Winter Garden Vineland Rd, Orlando, FL 32836

### **DRAFT Minutes\***

Called to order by Mel Vanaman at 7:00pm

**Quorum Established** by Mel Vanaman and Mury Salls. Jessica Quinn joined meeting later. No representative from Leland Management.

Proof of Notice was posted on the community bulletin boards and Association website as required.

#### **Approval of Previous Meeting Minutes:**

- May 23, 2019 Board Meeting Minutes. No changes, motion to approve by Mury Salls, seconded by Mel Vanaman. Unanimous.

#### **Committee Reports:**

- ARB – Terry provided update on ARB applications
- Beautification – Andy provided the update. Committee members regularly cover the neighborhood and provide Maria (Leland Management) with properties with violations. Mel asked if Andy had access to the violation report, which was confirmed.
- Communication – Leah provided detailed report. See attached. Board confirmed that Leah should leave the “Send Message” off. A discussion ensued regarding the use of the email addresses obtained from the pool key document and potential privacy violations. Board to get advice from Leland and legal counsel on the appropriate disclosure to using the emails for general communication.
- Landscape – Don provide update and reviewed that the website is setup for communicating status to the HOA.
- Pool – ~~Nick~~ Ned provided detail report (see attached) and updated the Board. Recommended removal of the palm and using Wi-Fi to notify HOA of the GFI power loss. Mel/Andy confirmed that we have Wi-Fi. The board will need a proposal for GFI power loss solution. He will provide the prioritization for resolving maintenance issues. Additional items under unfinished business.
- Research and Information Committee - Emily Wilcheck provided the update, but the committee has not met. The report represents the research by Marco Mambella. Per a discussion between Marco and the School District attorney, the school would like to have the additional access point. The school would install a gate. Marco provided an estimate of the cost for the sidewalk. Did not look at the liability of the sidewalk. There was considerable discussion regarding the access point and potential issues. Action for the Board to get an insurance risk assessment for the access point as well as reassessing the risk due to the school and community park. The Board asked the Committee chairs to provide a prioritized list of next steps. Also, encouraged Committee to meet.

#### **Unfinished Business:**

- Pond Signs – Mury motioned for approval of six “No Fishing” signs, seconded by Jessica. Unanimous.

**New Business:**

1. Landscape Proposals

- Buccaneer Est MB-Enh-LS:

- Proposal to replace foliage lost due to last year's hurricane and freezes. Mury motioned and Jessica seconded. Unanimous.
- Proposal to re-sand soccer field motioned by Jessica and seconded by Mury. Unanimous.

2. Restroom Painting Proposals

- Honel Maintenance Est 1096 – Need to understand if the proposal includes repairing damaged wall and ensuring sink is appropriately attached to the wall.

- No Limit Est 5591 – Need to understand what paint will be used and that the sink is appropriately attached to the wall.

3. Pressure Washing Proposal Est

-Honel Painting Est 1097

Mel ask to postpone until we have a comparable bid.

**Adjournment 8:33pm**

**\*Note:** HOA agendas are not required to be posted in advance. We know our homeowners prefer to know what will be discussed, so please know that each item listed in bold is a standing agenda item and will be discussed at each meeting. Thank you for coming and participating in making our community a great place to live!