

Mabel Bridge Homeowners Association

Board Budget Meeting

Date: October 17, 2019 at 7 p.m.
Location: Windermere Preparatory School
6189 Winter Garden Vineland Rd, Orlando, FL 32836

Meeting Minutes*

Called to order by Mel Vanaman at 7:08 PM

Quorum Established by Mel Vanaman, Mury Salls, Jessica Quinn. Maria Gomez of Leland Management was also present.

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

Approval of Previous Meeting Minutes:

- Motion was made by Jessica Quinn, second by Murray to approve the July 25, 2019 Board Meeting Minutes as presented. Motion passed unanimously.

Committee Reports:

- **ARB** – Terry provided an update on ARB applications. ARB Committee also discussed obtaining a complete list the paint color scheme.
- **Beautification** – Andy presented the Board with the list of violations that are on Legal Warning Status.
- **Communication** – Leah informed that the bulletin boards plexiglass needs replacement.
- **Landscape** – Don provided an update on common areas.

Unfinished Business:

- **Restrooms Painting** Motion was made by Murray Salls, second by Jessica Quinn to approve Honel Est 1096.1 Restroom Painting Proposal. Motion passed unanimously.
- **Pressure Washing** Motion was made by Jessica Quinn, seconded by Murray Salls, to approve the Pressure Guys Estimate 582 Pressure Washing Proposal
- **Fire Extinguisher** Motion was made by Murray Salls, seconded by Jessica to approve VSC Estimate for Fire Extinguisher Estimate. Motion passed unanimously. Motion passed unanimously.
- **Pool Maintenance Agreement** Motion was made by Mel Vanaman, seconded by Jessica Quinn to approve the Resort Pools proposal with increase service days for Pool maintenance. Motion passed unanimously.
- **Gate Alarm** Estimate – Tabled.
- **Pool Closure Sign** proposal to be revised to include Pool Closed Do Not Enter in English / Spanish/ Portuguese with a hazard symbol.
- **Pool Pump Fence** Motion was made by Murray Salls, seconded by Jessica Quinn to approve the No Limit proposal Est 5668 to install the remaining fence around the pool pump. Motion passed

unanimously.

New Business:

1. **Legal Warning Notices / Attorney Demand Notices** Motion was made by Mel Vanaman, seconded Murray to forward notices on Legal Warning status to the Association Attorney. Motion passed unanimously.
2. **Invoice Approving Process** – Board will consider approving invoices online using Caliber.
3. **2020 Budget Ratification** Motion was made by Murray Salls, second by Mel Vanaman to approve 2020 Budget set at \$230,834.80, increasing Assessments to \$229. to be paid Quarterly inclusive of the Leland Management increase to \$18,144.

Adjournment 8:48PM

***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!