

# Mabel Bridge Homeowners Association

## Board Meeting

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**Date:** 12/29/2019

**Location:** Mabel Bridge Pool Cabana

## Meeting Minutes

### **Call to order**

1PM Meeting

**Officers:** Andrew Scygiel (President), Mel Vanaman (Vice President), & Marco Mambella (Treasurer)

### **Quorum Established**

All board members are in attendance – Quorum established @ 13:00

### **Proof of Notice**

PROOF OF NOTICE OF MEETING:

Notice of the meeting was published on the web-calendar, on the HOA entrance signs, and sent by email to all Directors.

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

- Motion to postpone the approval of previous meeting's minutes until the next full board meeting tentatively the end of January or early February. (previous) Board Meeting minutes and these minutes will be reviewed and approved during the next meeting. Motion seconded by Vice President, and unanimously agreed to by all board members.

### **Committee Reports:**

- Motion to postpone all committee reports except the Beautification Committee. Motion seconded by Vice President, and unanimously agreed to by all board members.  
Beautification
  - 6 properties – required validation of violation remediation; 1 property was remediated and 5 are recommended to go to the lawyer.
  - Motion was made to send the list of properties to the attorney. Motion seconded by Vice President, and unanimously agreed to by all board members.
- Officers Report
  - Master Electric repaired the outlet and wiring on the left Delmar entrance, ground lighting, and indicated that the reams road left entrance lighting was damaged by landscaper. The timer and breakers for the corner of Delmar and Reams monument is not accessible unless permission is provided to walk through homeowner's property.

- A broken sprinkler in the front of the Reams road entrance and have asked Buccaneer to repair.

### **Unfinished Business:**

Transition to new board, all previous meeting discussions were concluded.

Motion to move to New Business. Motion seconded by Vice President, and unanimously agreed to by all board members.

### **New Business:**

- Previous approved power washing bid from Pressure Guys, was not pursued and the project was rebid to include the entire common area Mabel Bridge HOA owned property. 5 requests for proposals were sent out and three were answered. Pressure Guys had the lowest cost bid.
  - EST #582 - Pressure Guys \$8,040 (Nov 13th, 2019)
  - Motion to pursue Pressure Guys for pressure washing the HOA owned property. Motion seconded by Vice President, and unanimously agreed to by all board members.
  - The board is seeking a start time in the third or 4<sup>th</sup> week in January.
- Board next reviewed the Insurance Quote for Workman's Comp - \$644.
  - Motion was made to purchase the additional Workman's Comp. Motion seconded by Vice President, and unanimously agreed to by all board members.
- Board reviewed Alden's Quote 170087 - Cabana Door Latches (2,444.34), and decided to that the inside door is not a key card controlled door and would like to update the quote for the three berm doors. A motion was made to repair these three doors with key card managed access. Motion seconded by Vice President, and unanimously agreed to by all board members.
- Board reviewed the Alden Quote 170088 – and agreed to paint only the main entrance door at a cost of 720 (per door painting). A motion was made to have only the pool cabana entrance door painted for \$720. Motion seconded by Vice President, and unanimously agreed to by all board members.
- Board reviewed the Buccaneer Quote for new Mulch - 9040.00. The board agreed to we need mulch replaced around the property and especially at the playground. The board is asking to review the completed job before making final payment. A motion to pursue mulching by Buccaneer was made. Motion seconded by Vice President, and unanimously agreed to by all board members.
- The board next reviewed two resident payment plan schedules requests and the list of 2 properties ready to go to collections.
  - 408-1082006801-11812 Payment Plan
  - 408- 1082014201- Payment extension until Jan 31st.
  - Collections – 408- 108201410 and 408 108200410
- The board approved
  - The proposed payment plan;
  - The request for a payment extension with a due date to next month Jan 31<sup>st</sup> 2020), and
  - Sending the two properties to collections for lack of payment

**Adjournment** A motion to adjourn the meeting was made. Motion seconded by Vice President, and unanimously agreed to by all board members.