

Mabel Bridge Homeowners Association
Board Meeting

July 21, 2021 at 6:30 PM

Virtual: Zoom Meeting ID 840 1808 0426 Passcode 221965

Meeting Minutes

Officers: Andrew Scygiel (President), Vacant Position (Vice President), Rick Asadoorian (Sec / Treasurer)

Called to order at 6:35 PM

Quorum Established by Andy Scygiel and Rick Asadoorian. Maria Gomez Community Association Manager was also in attendance – all attendees join virtually through Zoom.

Proof of Notice was posted at both community bulletin boards 48 hours in advance as required.

Board Introduction

- Introduction of the acting board

Approval of Previous Meeting Minutes: Motion was made by Andy Scygiel, seconded by Rick Asadoorian to approve the, April 30, 2021, meeting minutes as presented. All in favor. Unanimous.

Committee Reports

- **Landscape** – Andy updated on the overall concerns with Buccaneer Landscape. Board will review pending projects with current landscaper. Tract G has not been mowed by the county, Andy, submitted ticket to 311.
- **Communication** – Leah Emmanouilidis continues to upkeep the website, bulletin Board and Facebook with information of upcoming meetings, emergency noticing, and general messages from the Board. Next Door is monitored, but not used for officially Association communication.
- **ARB** – Leah Emmanouilidis, ARB Chair, announced meetings are scheduled monthly on the 3rd Tuesday. Meetings are noticed on the bulletin board and are held virtually through Zoom.
- **Pool Committee** – Disbanded
- **Flag Committee** – Motion Andy Scygiel, seconded Rick Asadoorian to appoint Mike Schnepf. All in favor. Unanimous.
 - **Flag Purchase**

Unfinished Business

- **HOA Credit Card** – Motion was made by Andy Scygiel, seconded by Rick Asadoorian for the Association to obtain a credit card with a ~~\$500~~ \$1,000 limit, assigned to Rick Asadoorian, Treasurer. All in favor. Unanimous.
- **COVID 19** – continued response and use of signage at the amenities center.
- **Annual Meeting** – Implementation and Scheduling. Maria Gomez will schedule meeting location.
- **Association Property / Easement:**
 - **Update** – all Association monument signs have additional up lighting in the rear. 11761 has enclosed entire yard.
 - Confirmation is needed for the Chateaubriand monument. Association will research ARB approval. Association attorney will confirm the plat and ownership.

Motion made by Andy Scygiel, seconded by Rick to have the Association's attorney review the plat as it pertains to the lighting located behind the monument signs. All in favor. Unanimous.

Motion made by Andy Scygiel, seconded by Rick Asadoorian Master Electric to assess safety of lighting, and need for repair. All in favor. Unanimous.

New Business

- **Board Organizational Matters**
 - Board appointment to vacant Board seat. Appointed director will serve until the 2021 Annual Meeting.

Motion was made by Andy Scygiel, seconded by Rick Asadoorian to appoint, Jim Grimes, to serve in the vacant officer position as Vice President. All in favor. Unanimous.
- **Pool Umbrella Reimbursement**
 - **Motion** was made by Rick Asadoorian, seconded, by Jim Grimes to approve reimbursement to Andy Scygiel for the purchase of 3 umbrellas in the amount of \$479.22. All in favor. Unanimous.
- **Plumbing Repair Reimbursement**
 - **Motion** was made by Rick Asadoorian, seconded, by Jim Grimes to approve reimbursement to Andy Scygiel for emergency repair – Plumbing for pool potable water in the amount of \$384.36. All in favor. Unanimous.
- **Upcoming Projects**
 - **Power Washing**
 - **Common Areas** Maria Gomez will bid the project and present the Board with proposals.
 - **Pool Signage**
 - The guidance from an attorney makes sense to keep all year round. Permanent signs would be affixed to the entrances.

- The existing signs at the pool reference an age requirement and this contradicts the fair housing practices. Recommend we get confirmation on new language to include and price out a replacement strip on the existing Spanish and English signs.
- Board will research online pricing options.
- **Pool Furniture**
 - Allocated Reserve Funding - need to determine the best options and value for our community.
 - Determine which furniture will stay and what type of pieces to replace, and which new items the community should add.
 - Cost benefit analysis to re-strap the lounge chairs vs replacing them.
 - Maria will research designer for new furniture layout design.
- **Pool Cabana**
 - Outdoor fan for covered area at pool.
 - Adding a timer to the light switch at covered area pool enclosure.
 - Maria will request estimate from Master Electric.
- **Landscape Contract**
 - **Bidding Process** – Invitation to bid will be sent to several vendors.
- **Covenant Enforcement Policy**
 - Legal Warning Violations - **Motion** was made by Andy Scygiel, seconded by Rick Asadoorian to approve the updated Covenant Enforcement Policy which allows the owner additional time to resolve matters by including a Legal Warning Notice. All in favor. Unanimous.

Open Forum (3 Minutes per Owner):

Adjournment: 8:37 PM Motion made by Andy Scygiel, seconded by Rick Asadoorian. Unanimous