

Mabel Bridge Homeowners Association, Inc.
 Board of Directors Meeting Minutes
 Zoom
 5/3/2023

Call to Order:

- at 1:01 PM
- by Eric Asadoorian

Verification of Quorum:

- 2 of 3 Board Members in attendance.
- Jim Grimes, Eric Asadoorian

Proof of Notice

- Notice provided in accordance with Florida Statutes

Previous Meeting Minutes:

- Motion to approve the previous Board of Directors Meeting minutes from 2/22/2023 as Submitted.
 - By: Eric Asadoorian
 - 2nd by: Eric Asadoorian
 - Vote: Unanimous by Members Present
-

Committees

- **Discussion: Community events**

Motion made to create the community events committee. June and Jim would like to be on the community.

- **Motion: ARB Paint**

Motion made to approve the ARB guideline update as presented.

- By: Jim Grimes
- 2nd by: Eric Asadoorian
- Vote: Unanimous by Members Present

- **Motion: ARB Committee**

Motion made to appoint Kate Demke and Susan Vanaman to co-chair the ARB and remove Leah Emmanouilidis from Chair and ARB committee. The committee will now be Rick, Kate, Susan, Artie, John, and Michael.

- By: Eric Asadoorian
- 2nd by: Jim Grimes
- Vote: Unanimous by Members Present

Manager Report

- **Report: Managers Report**

Report was shared with the board.

Irrigation quotes

- **Motion: Irrigation**

Motion made to approve all open irrigation quotes not to exceed \$9,000.

- By: Jim Grimes
- 2nd by: Eric Asadoorian



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- Vote: Unanimous by Members Present

Landscaping quotes

- **Motion: Mulch**

Motion made to install mulch in major common areas up to \$10,000. Don will walk around with Tri-Choice to show vendor where we want mulch.

- By: Eric Asadoorian
- 2nd by: Jim Grimes
- Vote:

- **Motion: Clubhouse landscaping**

Motion made to approve \$1,766 for clubhouse landscaping.

- By: Eric Asadoorian
- 2nd by: Jim Grimes
- Vote: Unanimous by Members Present

- **Motion: Palm Tree injections**

Ratify the approval for Palm Tree injections for \$8,000.

- By: Eric Asadoorian
- 2nd by: Jim Grimes
- Vote: Unanimous by Members Present

- **Motion: Annuals**

Motion made Jessi can approve the annuals qrt.

- By: Jim Grimes
- 2nd by: Eric Asadoorian
- Vote: Unanimous by Members Present

- **Motion: Trim Palms**

Motion made to approve trimming palms for \$1200.00

- By: Eric Asadoorian
- 2nd by: Jim Grimes
- Vote: Unanimous by Members Present

Pool resurfacing quote

- **Discussion: Pool resurfacing quote**

Motion made to pool resurfacing quote from Arinton for \$45,600. Start date in winter 2023.

Bulletin board

- **Discussion: Bulletin board**

Table until more quotes are received.

Turtle signs

- **Motion: Turtle signs**

Leah is working with FWC to relocate turtle. Motion made for the owner to place a temporary sign in place. Please send sample of sign to Jessi for approval.



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- By: Eric Asadoorian
- 2nd by: Jim Grimes
- Vote: Unanimous by Members Present

Violations

• **Discussion: Violations**

There are a lot of homes in violations. The board is asking the community to please look at your property and bring your property up to date.

• **Discussion: Review rules**

Amendment to the rules. The board is asking for owners input for any rule they may want to change. Items will be considered and will be reviewed by legal council. Basketball hoops, potted plants outside, signs were suggested at the meeting.

Adjournment:

- Motion to adjourn at 2:31 PM by Eric Asadoorian
- 2nd by Jim Grimes
- Vote: Unanimous by Members Present

