

MONTEGO BAY HOA BOARD MEETING AGENDA 7-15-2017

1. **Landscaping Contract:** Submissions (2) Contract Expiring 7-24-2017
Outdoor Revolutions: \$1,676.67 monthly
Pools and Lawns, LLC: \$1,400.00 monthly
The Pools & Lawn bid was approved
Inclusive of:
 - Weekly mow March-October
 - Bi-weekly mow November – Feb
 - Manicure all hedges and shrubs
 - Rake as required
 - Edge and blow each cut, including walkway (every other)
 - Trim 17 palms 2x per year
 - Mulching small areas including playground
2. **Pool repair estimates:** \$475.00 Ever Blue
Repair approved after Jim spoke with them on specifics
3. **New association phone update:** 407-506-8697
MontegoBayHOA1@icloud.com \$84 per month 5G
4. **Fence Update** – Tentative install 7-20-17 Jim Smith will be in contact
The Railing Factory, contact Jimmy Jones 904-537-5413
5. **Dog Poop Stations:** Dog Waste Depot \$279.97. Ordered, to be delivered to Janice then we will arrange install. With bags, but no receptacles.
Hoping people will use trash cans
6. **Lock Quote:** Global Lock, 904-614-6522, A-Rudi Cuellar Lock 407-423-2994
Quote to include 7 replacement locks – 220 keys, lot stamped
Keys will go out after re-key, to owners ONLY. There will be a 100 replacement key fee

for lost keys, and only 1 per year. A-Rudi quote approved.
7. **Sheriff Department** (Alex Guevara), Neighborhood Watch (Joe Whitson)
Will be rebuilding the neighborhood watch initiative and requested extra patrols in MB
8. **Violation's Board:** Need 3, meet monthly or bi-monthly on preset dates
N. Chirinos volunteered, need 2 more
This board was filled thanks to Matt Baranishan and Bud Atkisson.
9. **Letters to Homeowners/Violations/Pool Rules/Key Acceptance forms**
Letters will go out this week and new keys will go out after the re-key.
10. **New Estoppel legislation** – need an appointed person
Effective July 1 new state legislation requires one person to be appointed to this role, still waiting on a volunteer. Will handle property turnover.
10. **Dues update:** Current payments in question: Jones, Chirinos, 2544
A motion was approved to waive late fees at 4846 and 4830 Kingston after proof of payment.
12. **Dues idea** – floated idea of having split annual payments of 200 each
13. **Petty Cash situation.** Petty cash receipts
14. **Current Management Co.** contract – current issues
Concerns over response time and time to cash checks received. Would like to replace but she was prepaid for year. Will try to renegotiate as she is the sole signature on the bank account per old board. That will be remedied ASAP.
15. **Carlos** – waiver of liability has been obtained
16. **Quality of Life Initiatives & mailings** to board
17. **Camera Repair** - \$254.38 4 cameras not working. Did work, but failed to notify board. Board had additional concerns to be addressed. Bud may have manual. Jim is in contact with the company.
18. **Repair Budget List** – needed repairs – front lights have to be LED, replace back lights

18. **Repair Punch List** – needed repairs – front lights have to be LED, replace back lights on pool structure.
19. **Sunbiz.org** listing and paperwork \$35 fee – remove CMH as director in process
20. **Bank change** and signature cards
21. Social Committee Volunteers – this committee also filled
22. Website – Community is being billed 15 dollars a month for a website that is not functional. Board will attempt to recover website.
23. Carolyn Castaldo will assist in a newsletter from FOCUS publications in St. Cloud
24. Community Rental rates is at 55 % and bylaws require 35%. In order to lower it will be a 5 year plan as to not tank our property values.
25. Great suggestion to have dues notice contain property info such as contact data and management data for boards records.
26. 811 number can be utilized to approve digging to locate electricity for gate operation

Action Items Pending:

Bonding in place? (CMH Mgmt.) \$300+

Dues not applied to correct accounts (CMH Mgmt.)