

Montego Bay HOA Board Meeting Minutes

Saturday, August 5, 2017 - 9:30 AM

AGENDA

1. CMH Management Contract – renegotiated to end 12-31-17. Revised contract has been signed by President and Treasurer. Awaiting signed copy to be returned to us from CMH Management.
2. Re-key project – Install Friday, August 11 – Key distribution Saturday, August 12, 9 – 12 AM at the pool. ID required. Owners only.
3. Landscaping contract issues. Discussed extensive changes needed to landscaping contract. Determined huge areas that have never been landscape maintained/mowed that are the responsibility of the association. Board voted to offer Pools and Lawns a one-time clean up fee and renegotiate the contract for TOTAL landscaping maintenance. **Janice will** meet with Pools and Lawns this week to negotiate and will report back.
4. Fencing project – scheduled install 8-5-17, after 11:00
5. Violations Review Committee - Bud Atkisson (407-396-2015), Matt Baranishyn (407-766-2214), Norsis Chirinos (). **Janice will** contact these individuals and meet with them to go over the committee responsibilities.
6. Reviewed violation notice – prior to copying. Triplicate forms will be needed. **Janice will** research pricing and get copies made so we may begin violations.
7. Website development – Go Daddy information has been requested from CMH Management with no response to either Joe or Janice's requests. **Joe will** pursue and entirely new website with Bluehost.
8. Camera quote per recommendation from Sheriff - \$813. Too expensive for right now. Discussed a possible fundraiser to solicit the funds necessary. **Camille will** get with the social committee to see if something can be developed.
9. Alliance Bank information – appears to be based out of Nevada. No local branches listed. Board voted to pursue local bank and change over accounts. **Jim will** work with CMH Management with this as a short term ASAP goal.
10. Social Committee contacts: Terry Atkisson (407-396-2015), Maria Cevallos (321-402-3817), Carolyn Castaldo (407-396-0586). **Camille will** be in contact with Social Committee about fundraiser and/or park picnic in the fall.

11. HOA software:

Yardi -Derrick LaVere, 919-382-8900 Ext.4291 Genesis II \$12 per unit, per year total \$2,472.

Buildium – Owen Myers, 617-553-9669 \$2500 yearly Provide data migration services for a fee.

Board discussed these options and **Janice will** schedule Webinar Presentations. Mondays – early evening.

12. Osceola County Pond Maintenance 407-742-1821. Brenda from Pond Maintenance forwarded a 5 year contract signed by the board in 2013 which makes pond maintenance the HOA's responsibility. They are not collecting an MSB from residents (Municipal Service Benefit). **Janice will** call them on Monday to see what the MSB to residents would be in we were to invalidate the contract. **Jim will** contact our pond maintenance contractor to determine additional cost for small pond.

13. Parking lot concerns from resident – school pick up. Bus picks up at 6:25 for high school. School starts August 10. (phone call and Nextdoor post 8/4/17 – Martha, 4820 Kingston Circle) Schedule for opening the gate starting 8/10/17 will be: **6:00 AM**

Monday – Janice Stempson

Tuesday – Jim Stempson

Wednesday – Camille Serrano

Thursday – Jim Smith

Friday – Joe Pagliaro

14. **Janice will** call Sherriff to remind him of the parking situation at school bus pick up and drop off times.

15. **Camille will** contact 811 to locate electricity for gates.

16. **Camille will** develop some sort of logo and letterhead for the HOA. **Janice will** research printing and envelope prices.