

Montego Bay HOA Board Agenda

Saturday, October 14, 2017 - 9:30 AM

Montego Bay Swimming Pool Cabana
Janice Stempson, Camille Serrano, Jim Smith, Joe Pagliaro

1. CMH Management Contract Renegotiation/Cancellation:

Effective December 1, 2017, CMH Management is no longer involved in our community. Initial contract was for 3 years with a payout requirement. Contract was renegotiated to 1 year, 60 day notice of cancellation with **NO** payout requirement.

2. Budget Analysis for 2018: Jim to explain the three budgets that were considered.

3. Attorney Fees 2016 & 2017: Accounts turned over to attorney have cost the HOA over \$37,000, over a two year period. Rate of recovery is not know because CMH Management did not keep the disbursal statements, only deposited funds. (Equates to almost 24% of annual budget).

Known payments of approximately \$8,000.00. In order to determine actual would involve additional attorney's fees.

4. Fee increase to \$430: \$50.00 per home, \$4.16 per month, \$10,300 additional in budget or in reality \$8,755 based on historical non-payment percentage.

5. PNC Banking Solutions:

- Funds transferred from Alliance Bank to PNC with exception of outstanding amounts by CMH to cover pending items.
- Two accounts with PNC: Operating Account and HOA Payment Account.
- Ability to pay HOA Dues by Check and Credit Card, email receipts available.
- On-line bill payment to vendors
- Will be linked to website for easy access for payments

6. Hurricane Insurance Damage and Claim: Jim to explain conversation with adjuster

Block and Chain link fence damage – rear wall of Montego Bay Blvd.

Swimming pool shower

Cabana

7. Website Development: **MontegobayHOA.org**

\$500 for development of site

Site to include: Governing Documents

PNC Link for Payment

ARA Forms for download

Approved paint colors

Current Contracts

Estoppel Request Forms for download

Resident/Tenant Information Form for download

Discuss Meeting Minutes additions***

8. Estoppel Changes:

Previously done by attorney, she kept fees 10 since June – Lost revenue of \$2,000
Janice (President) will be doing Estoppels conferring with Jim (Treasurer) for
current information on each individual account
\$200 fee collected for HOA per estoppel – woo hoo! 1 done already
We will evaluate if and when to involve attorney depending on the amount
owed to the HOA. And the circumstances.

9. Hurricane Clean Up and Debris Removal:

Friendly letter sent to those who have not attempted to clean up
Contacted Osceola County on debris removal: Phone: 855-866-5650
They have listed us as hazardous per our request. That **may** get them out
here sooner.
Organic (trees, bushes, limbs) must be separated from construction. **Fencing is
considered construction.**
Supposedly, we will be notified when trucks will be coming by – check Osceola.org
Debris Removal.

10. Violations:

We have begun issuing violations.
Violations Review Board meets tonight at Bud Atkisson's home 6:00 P.M.
Procedure: 1. Violation Notice Sent (designates date for re-inspection)
2. Final Notice Sent (designates deadline for Violation)
3. Fine Notice Sent (again designating a date they must request a
hearing with the Violation Review Board)
4. If no request is received by that date, violation goes into effect and
compounds daily up to \$1,000. Maximum fine.)
5. Violation Review Board is required to set up a calendar with bi-
monthly meetings. If there is no need (no one has requested an
appeal), the Review Board does not have to meet.
6. When violation totals \$1,000 and it is not paid in 90 days, Liens
may
be placed on the property or turned over to collections.

11. **Street Light:** Has been requested at bus stop at the entrance. According to Roads and
Bridges, Hurricane Irma has delay any activity on reviewing the site for installation.

12. Annual Meeting: Date: Monday, December 11, 2017, 7-8 PM Poinciana Fire Station

Meeting Notice, Dues Invoice, Proxy, and Proposed Budget Outline needs to be sent 30
days prior, **MUST BE MAILED BY NOVEMBER 11, 2017.** Would like to include an
explanation cover letter.