

# ANNUAL Montego Bay HOA Board MEETING MINUTES

Monday, December 11, 2017 - 7:00 PM

Poinciana Fire Station #42 , 2000 N. Poinciana Blvd., Kissimmee, FL 34746

Board Members: Janice Stempson, Camille Serrano, Jim Smith

Email: [Montegobay2505@gmail.com](mailto:Montegobay2505@gmail.com) Phone: 407-506-8697 Website:

[MontegobayHOA.org](http://MontegobayHOA.org)

## AGENDA

1. Discussed CMH Management Contract:
  - Began with 3 year contract with payout clause
  - Renegotiated to end November 30, 2017 with no payout
2. Financial:
  - Reviewed Financial Statement
  - Explanation of Association Fee increase provided
3. Discussion of attorney fees, aging report, liens and legal actions
  - New agreement with attorney regarding deferred billing (meaning HOA does not pay in advance)
4. Discussed Dues Payment Options:
  - Check to 2505 Montego Bay Blvd.
  - Website Payments with Debit or Credit Card - explanation of 3 ½% fee
5. Discussed Website: [MontegobayHOA.org](http://MontegobayHOA.org)

|                       |                                  |
|-----------------------|----------------------------------|
| Payment Link to PNC   | ARA Form                         |
| Contact Information   | Resident/Tenant Information Form |
| Estoppel Requests     | Governing documents              |
| Current Contracts     | Financial Reports                |
| Board Meeting Minutes |                                  |
6. Estoppel Explanation
7. Hurricane damage report - wall, pool, debris and repairs
8. Discussed Violations:
  - Procedures
  - Violations Review Board: Bud Atkisson, Matt Baranishyn, Felix Rosario
  - 1st and 15th of the Month Review Board Scheduled to Meet
  - Unfortunately, Felix Rosario had to resign from this board. We are looking for a replacement. Anyone interested, please let the board know.
9. Social Committee: Terry Atkisson, Maria Valderammos, Carolyn Castaldo, Benita Patino. The Committee is happy to take additional volunteers.
10. Discussed Security Issues:

|                     |                 |              |
|---------------------|-----------------|--------------|
| Park and Pool Watch | Street Light    | Neighborhood |
| Entrance Cameras    | Sheriff Patrols |              |
| Illegal Parking     | Pets            |              |

**CALL THE SHERIFF'S OFFICE IF YOU SEE ANYTHING!!!!!!!!!!!!**
11. Board Position Opening - this item was not discussed even though it was on the agenda. Totally missed it. Anyone interested, please contact the board.

**Board Action May to Date Review:**

HOA phone, email, and website now available

Renegotiated CMH Management contract

new landscaper

Board certified and bonded

Review Board

Intro letter sent with Pool/Violations information  
Committee

Repaired sliding gate, installed new walkway gate

Repaired pool gate and rekeyed pool entry  
local

Repaired security cameras  
board

Installed dog poop stations  
began repairs

Street light at entry installed

Reviewed all contracts:

Established Violations

Established Social

Changed Sunbiz listing

Changed from NV bank to

Estoppel taken over by

Settled hurricane claim-

December 11, 2017

## **HOA ANNUAL MEETING - ADDITIONAL TOPICS DISCUSSED**

**Comments from residents:**

Donald Robinson, 4829 Jamaica Lane spoke about receiving a letter stating that he had not paid his 2017 HOA fees. He was asked by CMH Management to produce a check showing that the fees had been paid. He does not have the check.

**HOA Response:** Jim Smith, Treasurer, will research the files and get back to him.

Robert Wei Cho Lee, 2657 Montego Bay Blvd. asked about the removal of a tree. They have a fear that the tree could cause damage to their home.

**HOA Response:** Jim Smith, Treasurer, will take a look and provide the board with information.

It was suggested that more lighting is needed in the park.

Concerns were expressed about excessive parking on the streets.

**HOA Response:** An officer from the Sheriff's Department was in attendance explained the rules. These are public roadways and automobiles can be ticketed if they are breaking the law.

There have been observations of non-residents climbing over the wall near the KUA enclosure in the park. There is a high point that makes it easy for people to climb over the wall.

**HOA Response:** The board will look for possible solutions

The Board provided a warning that now that the hurricane debris has been picked up that violations on fences will follow. Residents had an extended period of time in which they could tear down damaged fences and have them taken away free of charge. Those who have not done so will be violated.