

# Montego Bay HOA Board Meeting Minutes

## Saturday, January 6, 2018 - 9:30 AM

Janice Stempson, Camille Serrano, Jim Smith

**1. Proposed Settlement** on outstanding account from attorney:

Option One: Interest included (Not Waived) \$9,454.08

One payment of \$500

One payment of \$389.31

Twenty two payments of \$389.31

Option Two: Interest Waived \$8,428.08

One payment of \$500

One payment of \$344.68

Twenty two payments of \$344.70

\$25.00 per payment to attorney (\$600.00)

**BOARD DECISION:**

We will first contact the attorney to find out:

1) What happens if we accept a payment plan and the individual passes away?

2) Can we make the estate liable for immediate payoff?

3) Information on how **Rent Demand** is billed by the attorney

4) Counter offer of Minimum of \$1,000 down and full payment in 12 months

**2. Violations Committee:**

Focus on priority list of Fences first. Development was divided among the board.

Photos and forms to Janice for processing.

MBB

KC

JLN and KOO

**3. Neighborhood Watch:**

Kristine Castleman: Kcastleman05@gmail.com Volunteered  
863-670-4545

Set meeting date with Kristine for Tuesday the 9<sup>th</sup> at 10:00 AM

Janice will contact Bud to see if he can attend as well

**4. 4841 Kingston Circle – Fence application:** Jim will look up and respond to ARA

Respond to Amarylis Santiago, Project Manager, Osceola Fence  
407-744-0828

**5. HOA Dues Update:** 66 fully paid as of 1/6/18

Second notices with Lien Information will be sent on March 1

90 days (April 1) liens will be filed

**6. Aging Report:**

Next actions against extreme cases - Jim will provide Janice with up to date

Aging Report with current amounts due. Janice will then send notification letters  
that they will have 30 days to pay or liens will be filed.

**7. Financial Reports:** Jim is working on format for Financial Reports so that we can keep  
website up to date with complete information.

**8. Pool Shower Update:** David Hobbs will complete the shower either today or Monday.

Yet to be completed, light at entrance and shingles on cabana roof.

**9. Board Positions to Be Filled:** We need a couple more individuals on the Board

Discussed possible people – open to any volunteers

**10. PNC:** Jim will schedule a meeting with PNC to discuss how things are going and

specifically the 3.5% admin fee that is not being added to website payments.

11. **Estoppel** follow up:

Janice will follow up on estoppels with the county website to collect current owner information.