

Montego Bay HOA Board Meeting Minutes

Saturday, March 10, 2018 - 9:30 AM

Janice Stempson, Camille Serrano, Jim Smith, Kristine Castleman

Agenda Items:

1. Reviewed Aging Report.

Currently two on payment plan
38 paid by credit card – total 159 have paid
47 unpaid – Collections letters were sent 3/7/2018
Developed plan for placement of liens

2. Reviewed Financial Statements

Jim shared current status and examples of files and records kept – need to add copies of Violations and Estoppels to those files.

Jim is working on an Expenses to Budget Comparison for the March 24, meeting

3. Petty Cash:

Decided to re-deposit petty cash balance to the regular expense account as we now use a credit card for minor expenses.

4. Developed Public Meeting Agenda – 3/24/2018 11:00 AM Pool Cabana

5. Reviewed Status of Violations:

Currently we have 5 violations outstanding. Compliance on violations issued has been positive. To date we have not had to impose fines.

6. Developed plans for Newsletter:

We will purchase a weather proof holder to be Mounted on the fence near the entrance. Plan to begin a monthly newsletter in April. They will not be mailed but will be available for pick up from the box. We will post a notice on Nextdoor and on the website when it is available.

7. Camera Training:

Jim is scheduling a Camera training session with the installer this week. The CD we have does not explain how to fully operate the system. Jim, Janice and Kristine will be able to attend so more than one individual is capable of operating the playback of the system. Jim will inform the board of the date and time.

8. Tree Removal:

Voted to obtain bids for tree removal from HOA common areas. There are two that are in danger of coming down and causing a liability issue for the HOA.

9. Signage:

Kristine researched and priced replacement signs for community. Voted to approve purchase of signs for:
Pool and Park Hours
No Soliciting
Discussed Dog Poop Signs – tabled for now as they are expensive (\$350)

10. Playground equipment:

repair or replacement? Voted that the current wood structure is in unsalvageable condition and is a safety hazard to children. Kristine is researching a durable replacement, possibly a swing set. Whatever we find must fit in the current footprint.

11. Gate:

Discussed the situation regarding the lack of power to the parking lot gate. There are remotes that should operate it. Currently there is no electricity running to it. Jim will get estimates to repair it. LOW PRIORITY ITEM

12. Pool:

Repair has been completed and the pool is open.

13. Ball Team Request:

Discussed a request we received to host an organized neighborhood ball team. Due to legal liability, we do not believe we should do it. We do, however, encourage residents only play.

14. **Social Event:** We will be asking the Social Committee to plan a Memorial Day Event.
15. **Cabana Bathroom Updates:** They are currently in disrepair. We will be looking into the cost of:
- Toilets
 - Sinks
 - Paper towel dispensers
 - Soap Dispensers
 - Trash cans
 - Installation
 - Tile repair/replacement
16. **Mailing List:** Our mailing list has been updated to match current Osceola County records. Three properties are currently pending. Will be comparing the information to our files to make sure they are current.