

MONTEGO BAY HOA

May 5, 2018, 11:30 AM

Janice Stempson, Camille Serrano, Jim Smith, Kristine Castleman

Meeting Minutes

1. Cabana Repairs:

Accepted repair bid for repair/refurbish of (2) pool cabana restrooms. To be included: new flooring, toilets, sinks, hand dryers, mirrors, toilet paper dispensers, painting and labor. \$6,000.00

After investigating replacement of exterior restroom doors there was so much termite damage to the framing that the entire door and frame needs to be replaced. Current structure would not support new door installation. Replacement of door cost was initially estimated at \$1,000.00 total for both restrooms. With termite damage an additional \$350 cost for repair. Total expenditure \$1350.00. Doors were changed from 32 inches to 36 inches to improve accessibility.

2. Camera Updates:

The four new HD cameras have been installed as approved at the last board meeting. These cameras have great zoom capabilities and can easily capture license plates and physical description details. The fourth camera is not yet connected. This should be resolved this week.

3. Budget – Year to Date:

Current balance \$88,580.00 which includes \$22,125.00 in hurricane recovery funds.

Budget: We are on budget for expenses so far this year with a few minor exceptions. A monthly budget report will be posted to the HOA website starting this month and in the future. Expenses will be coming in, however, for the balance due on the new cameras, restroom refurbishing, and tree removal.

Estoppel Income: It was voted to begin separating all estoppel income and placing it in the contingency fund for future major expenses and repairs. This was income we were not previously receiving, as the attorney was issuing estoppels. Now that this is being handled by the board, we determined that these funds should be set aside.

Collections: We currently have two old accounts with the attorney. Both of these are on payment plans and one should be cleared by the end of the year. Unfortunately, these were sent to the attorney prior to the new board taking over. As a result, we still have attorney's fees for these two accounts.

Liens: April 16, 2018, liens were placed on 7 homes who did not pay their 2018 HOA Dues. One case has already been cleared and paid in full. We do not pay attorney's fees on these liens. All expense is passed to the homeowner.

Collections: Currently there are 4 homes who are not paid in full but have requested reasonable payment plans. If payments are received there will be no legal action. However, **the HOA reserves the right to pursue collections methods, including legal action, should the residents fail to make regular payments in an effort to clear their balance due. Interest will continue to accrue on any unpaid balances.**

4. Estoppel:

Year to date income: \$1200.00

5. Newsletter:

April issue was available for pick up. May issue will be coming the week of May 7. Newsletters will not be mailed. They may be picked up from the **TAKE**

ONE box attached to the fence at the entrance .

6. **Playground:** This topic was tabled for the time being. There will be a discussion of possible ideas for new equipment at the next board meeting. The board would like to wait to see how the budget develops.
7. **Tree removal:** Quotes pending for tree removal should be coming in this week. Item is on hold until quotes are received.
8. **Violations:** We have received calls recently regarding noise violations, excessive materials and garbage piled next to homes, and cars parked in the grass. Noise complaints must be reported to the Sheriff's Department. Violations will continue to be issued for lawn parking, and other violations listed in the Codes, Covenants and Restrictions.
9. **New Social Committee volunteer:** Ivette Braithwaite (Carlos Oppenheimer, 4884 Jamaica Lane) 407-433-9023 IvetteB0825@gmail.com
10. **Community Garage Sale:** Several residents have requested that we hold a Community Garage Sale. Dates have been set for June 8-9-10. Information will be posted on the website, in the newsletter and on Nextdoor.