

MONTEGO BAY HOA

June 2, 2018, 9:00 AM

Janice Stempson, Jim Smith, Kristine Castleman

Meeting Minutes

1. New File Conversion: Finalized recording sheet for new files. Jim will have copies made and notify the board when they are ready. We will then schedule times to help with the transition.
2. Budget: Reviewed the year to date budget for website. Jim will make a few corrections/changes and forward to Janice to be posted on the website.
3. Preservation of HOA: Discussed Preservation of Declarations of Covenants, Condition, and Restrictions papers for the HOA. Guidelines that must be followed. Under the guidelines the HOA membership must be notified when the vote of renewal will be held. Janice will contact the attorney to see if covering this at the annual meeting in November would allow for time for submission. This would prevent the expense of an additional mailing.
4. Annual Meeting: Discussed plans for the annual HOA meeting. Tentative date set for Monday, November 5, 2018 at 7:00 PM. Janice will contact the Fire Station to reserve the community room. She will advise when it is confirmed. **UPDATE: 6/6/18 The Poinciana Fire Station meeting room has been reserved for Monday November 5, 2018 for the annual meeting.**
5. Aging Report: Reviewed Aging Report. To date 6 properties turned over to attorney for liens. Two remaining on payment plans. Janice will again write to those on payment plans. Two of previous payment plans have paid in full. Two cases from 2016 are still with the attorney, both on payment plans (one to be completed this calendar year).

6. Cabana Update: The men's restroom is now complete with just a few touch ups to be done. Work has begun on the women's restroom. There is evidence that someone from the community is using the restrooms as a place to possibly smoke illegal substances. We will be following up on this and reviewing cameras to see if there is possible identification.
7. I-Cloud Account: The I-Cloud account is causing confusion. We will be closing that account and only maintaining:
Montegobay2505@gmail.com
8. Violations: Reviewed a list of properties that we have received complaints about. Owner's will be contacted and violated if there is no compliance.
9. Newsletter: Janice and Kristine will be meeting to prepare the June newsletter. Newsletters are available at the Take One box mounted to the pool and park fence.