

ANNUAL MONTEGO BAY HOA BOARD MEETING

Thursday, November 15, 2018 - 7:00 PM

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

Board Members: Janice Stempson, Camille Serrano, Jim Smith, Kristine Castleman

**Email: Montegobay2505@gmail.com Phone: 407-506-8697 Website:
MontegobayHOA.org**

MINUTES

1. Financial:

Reviewed Financial Budget Comparison Report to Date (Nov. 1, 2018)

Reviewed Expected Expenses to End of Year

Reviewed Budget for 2019

2. Discussed Attorney fees, aging report, liens

Year to Date Legal Fees: \$32,608.76 in 2017 vs \$7,821.09 in 2018

(2017 figures include management fees \$8,797.00 and legal fees \$23,811.76)

Cost reduction of \$24,608.76

Current Aging Report – 2 properties (one will complete payments in January)

**Liens will be placed on properties who have not paid their HOA fees by the April
15 Deadline**

Hardship

3. Reminded Residents of Dues Payment Options:

Check to 2505 Montego Bay Blvd.

Website Payments with Debit or Credit Card – no additional fee

4. Discussed information on the Website: 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

Newsletters

5. Social Committee: Terry Atkisson, Maria Valderammos, Carolyn Castaldo,

Benita Patino. The Committee would like additional volunteers. Terry also

asked

for donations of quality Christmas/Holiday decorations. Terry and Bud

Atkisson

**donated the wreaths which were displayed last year. We would like to plan some
community events. Anyone interested or anyone with ideas, please contact the
board and they will put you in touch with Terry and the committee. A “Lawn of**

the

Month” suggestion was made.

6. Explained the Declaration of Preservation of the HOA, notification that was sent in the Annual Letter. The HOA was created 30 years ago. This was legally required in order to continue the HOA.

7. Possible Projects for 2019: WE ARE LOOKING FOR VOLUNTEERS TO HELP DEFRAID COSTS

replace outdated signage – including pond signage
resurface/paint pool deck area (Planned for Dec-Weather Permitting)
parking lot refinish - residents provided possible resources
playground equipment – must remove dangerous one ASAP! Community volunteers would save us all money! Contact any board member if you are willing.
fence painting and touch up
pavilion – discussed the idea of getting rid of the tennis courts and placing a community shelter in its place. This would require a community vote.

8. Opened the Meeting for Comments and Questions:

The board responded to several questions regarding expenses for 2018 and also the projected budget for 2019. Specific items explained were: landscaping costs, postage expense, cost of cell phone and internet services for the HOA cameras, insurance costs, and bank fees.

Additional suggestions were made to remove the pine trees from the outfield of the ball diamond. A suggestion was to move the trees to near the fence area, which will require additional expenses. The board agrees that this is a great idea, as those trees make the diamond dysfunctional. We would like to accomplish the tree removal or moving with volunteers from the community. Please contact Jim Smith if you could help.

There was also a discussion of violations. The required procedure was explained. The major complaints discussed were the condition of some of the homes in the community. The board requested that individuals contact the board with complaints that are very specific. Complaints should be in writing (email or written) and include the address of the property and photos if possible. Cell phone photos work very well. In order for the board to act, we need specific information.

9. Meeting was adjourned at 8:15 PM.