

MONTEGO BAY HOA

July 21, 2018, 9:30 AM

Janice Stempson, Camille Serrano, Jim Smith, Kristine Castleman

Meeting Minutes

1. New File Conversion: We will schedule time for file conversion at a later date.
2. Reviewed Budget expenditures. When we complete this month, totals will be posted on the website.
3. Settlement from 2012 was proposed by the attorney. Owners of the 2541 MBB previously owed the association \$2,080.00. They filed bankruptcy and are now settling their accounts owed. \$1040.00, was proposed and accepted by the board.
4. Preservation of HOA: Discussed Preservation of Declarations of Covenants, Condition, and Restrictions papers for the HOA can be done at annual meeting per the attorney. Annual Meeting set for Monday, November 5. Janice made reservation with the Sheriff's Department. Janice will contact the attorney regarding what kind of updating needs to be or can be done as we complete this and to find out if there is a decent copy anywhere.
5. Annual Meeting: Discussed plans for the annual HOA meeting. Review mailing Janice started – rough draft. Mailing to include notice of annual meeting, bill for dues and preservation language. This needs to be mailed by 10-1-2018. Board will review, contemplate and edit prior to next meeting.
6. Aging Report: 4 liens placed –attorney negotiating payment plans, two on payment plans directly with the board, 2 previously with the attorney. Exact amount determined at end of month with interest accrued.
7. Cabana Update: The women's restroom should be complete by Monday, July 23 per David Hobbs.
8. Violations: Reviewed a list of properties that we have received complaints about. Violation tour taken after the meeting resulted in 18 warnings issued (some with multiple offenses). 10- Parking in the grass, 2- Unregistered vehicles, 4- Excess debris and trash cans in front of home, 4 Lawn maintenance
9. Discussed gate opening and closings. Jim with open the walkway and parking gate. Jim will also set a time for Carlos to close the gates. We have received some complaints that it is being closed too soon.
10. Discussed that we need to research possible increase insurance on park and

pool facilities to cover guests. Jim is talking with the Insurance Company this week to determine out liability.

11. Approved removal tree expenditure of \$5,600. One additional tree to be removed with is estimated to cost nearly \$3,000 that is not included in this payment.
12. Approved camera repair and antenna replacement due to theft and vandalism. Amount \$2,252.77
13. Approved swimming pool installation of chemical feed pumps and tanks as required by the most recent Osceola County Health Department Code Inspection. Amount \$1,365.00
14. Discussed future improvement plan list of ideas.
 - playground (Kristine and Janice)
 - parking lot refinish (Jim and Camille)
 - replace outdated signage (Kristine and Janice)
 - fence painting and touch up (yet to be determined)
 - pavilion
15. Newsletters – As people are not picking up newsletters, we will be issuing them bi-monthly for the rest of the year. There will is a Sept/Oct issue and no issue for November/December as we have the annual meeting. Newsletters will resume in January.