

MONTEGO BAY HOA

June 1, 2019 10:00 AM

Janice Stempson, Jim Smith, Kristine Castleman, Camille Serrano

Meeting Minutes

1. Reviewed Financial/Budget:
 - Budget Comparison Report – May: This is available on the website: MontegoBayHOA.org
 - Cash on hand: \$90,111.83
 - Aging Report: Two properties have had liens placed on them for non-payment of 2019 dues. Board was contacted by the Attorney with an offer from one property offering \$50 per month until balance is paid off. Board voted to reject that offer and counter with a 3 month payment plan. One old account is on a payment plan with the attorney and is current.
2. New pool sign has been ordered and installed. Cost of \$238.88.
3. Parking lot paving project has been completed. Cost of \$2950.00
4. Painting of pool deck and touching up the fence in the park/pool area. Approved a quote from David Hobbs which included replacement of rotted fascia boards and addition of ventilation to prevent further rot. Cost of \$5,400.00.
5. Playground equipment has been ordered. The budget for this at \$3500.00 maximum. Equipment and delivery cost is \$1,748.45. Balance of the budgeted amount will be used for installation, additional rubber mulch and borders.
6. Discussed possibility that we may be losing our park assistant. We hope this does not happen. We will wait to hear from him before taking any further steps.
7. Tentatively scheduled a public meeting for Saturday, August 3, 2019. 10:00 AM at the pool cabana. Confirmation will be determined at a later date and notices posted.
8. Jim will check on getting Kristine a HOA credit card.
9. A new pool contract is in the works. As soon as it is signed it will be posted to the HOA website. Old contract is to be removed from website.
10. ARA's will be handled by Janice and Kristine while Jim is on vacation.
11. Determined that Camille will open the park gates on Wednesday and Thursday mornings while Jim is on vacation.
12. Approved estimate from Pools and Lawn to place flowers and move

irrigation to water them at our entrance. \$500 – 2x per year.

13. The pool restroom door locks are malfunctioning. David Hobbs will be contacted to come back and repair them.
14. There is a large structure behind a home on Kingston Circle. The board will investigate to see if all CCR's have been followed in its construction. No ARA was submitted.
15. Discussed suggested projects for 2020:
 - New Signage for Entrance (Tiles/letters are broken)

Meeting adjourned.