

MONTEGO BAY HOA

August 3, 2019, 10:00 AM

Janice Stempson, Jim Smith, Kristine Castleman, Camille Serrano

Meeting Minutes

1. Reviewed Financial/Budget Comparison Report:

- Budget Comparison Report – July: This will be available on the website: MontegoBayHOA.org within a few days
- Cash on hand: \$ 81,570.53 (Regular account and Contingency)
- Aging Report: One outstanding account with Attorney – Current

It was suggested that future reports indicate the amount that is designated as the Contingency Fund (which is recommended to be a minimum of 30% of the HOA Annual Budget) be listed separate from the Operating Funds total to give residents a clearer understanding of actual financials. This practice will be adopted.

2. Welcomed new volunteer Ivette Braithewaite, Safety and Security Officer. Ivette was going to join the board but due to the owner requirement for Board Membership, she will be serving as a volunteer instead.

- Parking complaint to be addressed
- Vehicle/Safety – lock your vehicles, don't leave valuables
- Ivette will be establishing a separate Security email contact point

3. Playground update: Playground equipment has been delivered, installation to begin next week. The budget for this at \$3500.00 maximum. Equipment and delivery cost is \$1,948.45. Balance of the budgeted amount will be used for installation, additional rubber mulch and borders.

Discussion was held regarding getting rid of the pine trees in the park. Jim Smith will be working with landscaping and volunteers to determine the most cost effective way to do this.

4. Discussed potential projects: (resident and board suggestions)

- Tennis court fence repair/removal - This topic concluded with the possible suggestion of removing the sides of the enclosure and leaving/replacing the ends and the possibility that the materials could be sold for scrap and cover the cost of the end repairs and replacement. The Board will look in to these possibilities.
- Pool furniture – The Board voted to allocate \$250 to do a trial run on furnishing the pool deck with patio furniture, to be purchased on end of season sale as an initial experiment. If the furniture is mistreated, the idea will be abandoned.
- Extra back camera is needed to complete surveillance of the cabana and park area. The Board will look into the cost of installation.
- Ball diamond space was discussed. It is currently unused. It was suggested that this space could be used for another purpose. While we agree, for the time being we are going to let this suggestion meld for a while until we consider other possible uses and costs involved in the decision.

- Water fountain installation – The Board voted to obtain quotes to put in a water fountain between the Cabana and the Tennis Courts. This will alleviate the majority of fence jumpers as most do it to access the drinking fountain.
 - Clock for pool cabana – Board voted to purchase a clock for the pool cabana. There was previously one there but it hadn't been working in years.
 - Fencing in the park – This was suggested by a resident as they are experiencing kids passing between their house and a neighbors to gain access to the park. After discussion it was determined that the expense of the fencing would not alleviate the issue.
 - New entrance signs regarding parking – listing Sheriff's Traffic Control number are under consideration so that residents can call directly when they see violations. It is a County road. Only the Sheriff's Deputies can violate.
 - New Signage for Entrance – This was discussed as a possible **2020** project. The Board will consider replacing with an etched sign so that the lettering tiles cannot be broken off.
 - **2020** Budget must take into consideration that the Community Pool must be resurfaced and the two pool filters must be replaced.
5. Pet clean up reminder to residents – please pick up after your own pets. This is an ongoing complaint.
 6. New Pool Contract is forthcoming: As soon as it is signed it will be posted to the HOA website.
 7. Security camera issues dues to storm/camera training. These are being addressed.
 8. Ant and termite issues with cabana will be addressed. The Board will obtain quotes for a professional service to preserve the repairs that have been made to the structure.
 9. The definite date of the Annual Meeting will be announced when we select a location. Technically, the Annual Meeting should be held on or around November 13 of each year. We are aiming for Monday, November 11, 2019 if a facility can be secured.
 10. The Board has two volunteers who have stepped forward to be Violations Officers. Upon review of the HOA CCR's and Codes and Covenants, this Violations Committee must be made up of a minimum of three. The Board will be in contact with these volunteers to meet and determine what we can do to comply. Additionally, imposing Violations and Fines have changed a great deal in the last few years and the Board will meet with the Volunteers to make sure we are following what is legally required.
 11. It was suggested that we look at adding a specific email addresses for Violations, Security, and ARA's as well as updating our Facebook page. When these are set and ready to go, information regarding such email addresses will be included in the next newsletter, on the website and on Nextdoor. The Board will meet to discuss how these will work and flow to keep all necessary parties informed.

12. A new resident Marah Sanchez has volunteered to Co-Chair the ARA committee with Jim Smith for the next few months with the intention he eventually turns it over to her.
Thank you Marah!

Meeting was adjourned at 12:30 PM.