

# MONTEGO BAY HOA

September 9, 2019, 10:00 AM

Janice Stempson, Jim Smith, Kristine Castleman

## Meeting Minutes

### 1. FINANCIALS: Reviewed Financial/Budget Comparison Report:

- Budget Comparison Report – August: This will be available on the website: MontegoBayHOA.org within a few days
- Cash on hand: \$ 76,908.92 (Regular Account \$60,162.81, Contingency Account \$16,746.11) \* The new playground equipment payment of \$1,948.45 and clean up of wind damage \$1,510.00 were not paid in August. Those will appear on our September financials.
- Aging Report: One outstanding account with Attorney – Current

### 2. PARK AND CABANA:

- PARK MAINTENANCE: Park and Cabana maintenance/opening and closing. As we have lost our Park Custodian, we are currently looking for someone willing to close the park nightly, do some cabana janitorial jobs and put the trash out at the curb on Sunday night. If interested, please contact the board at 407-506-8697. This is a paid position. In the meantime the board will be rotating the closing responsibility.
- POOL ABUSE/VIOLATIONS: It has also been brought to our attention that most of the offenses at the pool are being caused by the teenagers that are residents in Montego Bay. We have had not only fence jumpers but have had an individual defecate in the swimming pool. (Causing the pool to be closed for ALL residents.) We will be reviewing cameras and if these individuals are identified, their park privileges can and will be suspended and the Sheriff's Department will issue a trespass order. If you trust your teenager to go to the pool/park, give them your pool key to prevent these issues.
- TERMITE DAMAGE: 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. One quote will be coming from PC23 Termite and Pest Control (407-375-3346) and Florida Pest Control (407-932-4432) this week. We are already seeing damage on the recently replaced wooden parts of the cabana
- POOL/CABANA FURNITURE: Adirondack chairs were purchased for the cabana/pool deck. \$64.42. Unfortunately we are already seeing that our own residents are using them to jump back over the pool fence.
- CABANA CLOCK: Clock for cabana was purchased and has been installed. \$118.20
- POOL EXPENSES: Pool repairs are needed. It appears we will have to replace one entire filter system. We are awaiting estimates for the cost of the project. It will be a sizeable expenditure.

- PARK PINE TREES: Discussion was held regarding getting rid of the pine trees in the park. Janice has contacted the Osceola County Fire and Rescue. They will be coming out to show us how much space they need for a helicopter landing. (407-742-7000)
  - CAMERAS/SECURITY: We will be adding an additional camera to the security system to cover a particular area that is a reoccurring problem. Jim will be contacting our camera company to follow up
  - PLAYGROUND: Playground equipment has been delivered and installed. Total cost of the project: \$1,948.45.
3. WEBSITE MAINTENANCE: We will be using TheBrainWerks to back up our website (\$250.00 per year) and update content on a regular basis (hourly charge). We are looking for someone within the community who may be experienced with WordPress who could teach us how to upload information ourselves, or assist us in doing so. If you have that experience, please call the HOA #407-506-8697. Thanks.
  4. 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. We are obtaining quotes at this time.
  5. **ANNUAL MEETING: The Annual Meeting date for this year is Tuesday, November 12, 2019, at 7:00 PM. It will be held at the Poinciana Fire Station #42, 2000 N. Poinciana Blvd., Kissimmee, FL 34746. Please plan to attend.**
  6. NO PARKING: New NO PARKING entrance signs will be ordered – listing Sheriff's Osceola County Dispatch phone number so that residents can call directly when they see entrance parking violations. It is a County road. Only the Sheriff's Deputies can violate. The number will be added to the new No Parking Signs 407-348-2222. The parking lot is available at 6 AM. There is no reason for street parking at the bus stop. All residents should report violators.
  7. ARA COMMITTEE: 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. He had planned to meet with her the Saturday before the hurricane. They are currently rescheduling.