

MONTEGO BAY HOA

September 28, 2019, 9:00 AM

Janice Stempson, Jim Smith, Kristine Castleman, Camille Serrano

Meeting Minutes

1. FINANCIALS: Reviewed Financial/Budget Comparison Report:
 - Reviewed Projected 2020 Budget and made necessary adjustments by adding a **General Improvements** to include things that are not maintenance related.
 - Reviewed Expenses to Date to determine budget
 - Prepaid Dues for 2020: \$450.00
 - Cash on hand: \$47,389.78 Operating Account \$16,746.11 Contingency Fund
 - Aging Report: One outstanding account with Attorney – Current
2. PARK AND CABANA:
 - PARK MAINTENANCE: Park and Cabana maintenance/opening and closing. Need to figure out something. The Board is currently taking turns closing the park. The Board will be checking on putting an automatic timed closing device on the park gate. Will be checking with local cleaning companies for restroom cleaning services.
 - TERMITE DAMAGE ASSESSMENT RESULTS: Ant and termite issues with cabana were addressed. The Board obtained quotes for a professional service to preserve the repairs that have been made to the structure. Both companies indicated that the damage is due to ants and not termites. Jim will be purchasing ant treatment to be applied around the perimeter and affected areas of the cabana.
 - POOL EXPENSES: Pool repairs are needed. It appears we will have to replace one entire filter system. Estimate of \$1,700.00 with the possibility of a higher expense based on what they find when they start to take the system apart. Board voted to approve this expense and begin repairs as soon as possible. **Cost should be charged to 6980 Pool Maintenance and Repairs.**
 - POOL RESURFACE: Estimate of \$6,400.00. Board voted to approve this expense and schedule for October. **Cost should be charged to 6980 Pool Maintenance and Repairs.**
 - PARK PINE TREES: Discussion was held regarding getting rid of the pine trees in the park. Estimate for removal of 21 Pine Trees and haul away waste \$1,400.00. Board voted approve this expense. Cost should be charged to **6680 Park and Common Area Maintenance.**
 - CAMERAS/SECURITY: We will be adding an additional camera to the security system to cover a particular area that is a reoccurring problem. Estimate of \$650.00. Board voted to approve this expense. Cost should be charged to **5570 Security Camera Repair and Replacement**

- WATER FOUNTAIN INSTALLATION: Cost to install \$2,200.00. Board voted to approve this expense. Cost should be charged to **General Improvements**.
3. **REMINDER - 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.**
 4. 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. Cost of new signs \$79.80 should be charged to **6680 Park and Common Area Maintenance and Repairs**.
 5. Voted to reimburse Janice for Website charges that have been coming out of her Paypal for the last two years when she set them up. Board voted to approve repayment. Cost should be charged to **5910 Website Development/Maintenance**.
 - \$24.99 11-06-17 SiteLock Security
 - \$24.99 10-21-18 SiteLock Security
 - \$17.98 9-07-19 Domain.Com
 - \$14.99 09-08-19 Domain.Com
 - TOTAL \$82.95**
 6. ARA COMMITTEE: Jim has not been able to connect with Marah Sanchez. This transition is pending.
 7. Potential 2020 Projects:
 - Exterior Entrance Repainting
 - Exterior Entrance Sign Replacement with Laser Cut sign to prevent damage
 - % of rental properties
 8. Meeting Adjourned