

ANNUAL MONTEGO BAY HOA BOARD MEETING

Tuesday, November 12, 2019 - 7:00 PM

Poinciana Fire Station #42 , 2000 N. Poinciana Blvd., Kissimmee, FL 34746

Board Members: Janice Stempson, Camille Serrano, Jim Smith, Kristine Castleman

Email: Montegobay2505@gmail.com Phone: 407-506-8697 Website: MontegobayHOA.org

MINUTES

1. Financial:

Reviewed Financial Budget Comparison Report to Date (Nov. 1, 2019)

Reviewed Expected Expenses to End of Year

Reviewed Budget for 2020 with explanation of changes to initial budget

2. Discussed Attorney fees, aging report, liens

Year to Date Legal Fees: \$137.50 in 2019 vs \$7,821.09 in 2018

Cost reduction of \$7,683.59.

Current Aging Report – 1 properties

Liens will be placed on properties who have not paid their HOA fees by the April 15 Deadline

Hardship

3. Reminded Residents of Dues Payment Options:

Check to 2505 Montego Bay Blvd.

Website Payments with Debit or Credit Card – no additional fee

4. Discussed information on the Website: MontegobayHOA.org

Payment Link to PNC

ARA Form

Contact Information

Resident/Tenant Information Form

Estoppel Requests

Governing documents

Current Contracts

Financial Reports

Board Meeting Minutes

Newsletters

5. Possible Projects for 2020: WE ARE LOOKING FOR VOLUNTEERS TO HELP DEFRAY COSTS

new signage for entrance

paint entry/exterior development walls

6. Completed Projects 2019:

replaced outdated signage in pool and parking signs near entrance

resurfaced/painted pool deck area

repaired cabana damage/rotted fascia

parking lot refinished

playground equipment removed and replaced with dome climber

parking lot gate fence touched up

drinking fountain ordered for park (December installation)

resurfaced swimming pool

replaced pool filter system

replaced security camera

pine trees removed from outfield to allow emergency responder landing

removed storm damaged trees from common area

purchased and posted pond signage

repaired/replaced electronic park gate system

new park attendant hired

7. Opened the Meeting for Comments and Questions:

Items discussed:

- 1. Question was raised regarding Section 8 housing in the development. According to the records there is no Section 8 housing in our development. (Following the meeting more research was done which appears to confirm that there is none.)**
- 2. Question was raised regarding bank fees. These are the fees we incur to allow residents to pay HOA fees with a credit card or debit card. Discussion was had as to how legally recoup the fees in 2021. The board will explore way to do so.**
- 3. Question was raised as to why the Common Area Maintenance is higher now than it was under the old board. Explanation clearly is that the previous company was not maintaining all of the HOA common areas. Current provider does the entire property.**
- 4. Violations were the majority of the conversation.**

Specific concerns were registered regarding:

Commercial vehicles with advertising on them. The board will notify any residence that has such a vehicle that they are in violation of the CCR's and will ask them to cover the advertising or park the vehicle in their garage. A reasonable time for compliance should be allowed prior to issuance of a violation. The Board will determine the timeline.

Trash cans in front of homes instead of on the side of homes. This will be addressed with violation warnings, followed by violation issuance for non-compliance.

Parking at the entrance. New signs have been ordered and installed to prevent parking at the entrance to the community. These are county roads and the HOA CAN NOT enforce the no parking. This must be done by Osceola County Sheriff's Department. The new signs include the dispatch number to call any time you see someone parked there. If we all call dispatch every time, they will hopefully respond and help us solve this situation.

Two residents offered to assist as a Violations Enforcement Team. As one of the volunteers is the daughter of a homeowner, it was discussed and decided that this was acceptable as she is a permanent resident of the community. The Board will meet with these individuals and train them on the legal procedure required for issuing warning tags and official violations. This will be scheduled within the next two weeks.

Volunteers:

Ivette Oppenheimer

Salvatore Mazzotta

Violations Fining Review Committee was established with the following residents offering to serve on the Committee. An organizational meeting will be scheduled within the next two weeks.

Heba Abdelelqader

Bud Atkisson

Matt Baranishyn

Mike Cruz

Carlos Oppenheimer

Two residents requested to review the physical records of the HOA. This is being scheduled with the Treasurer.

A long conversation was held regarding the conditions in our community. It is everyone's responsibility to take care of our community and all residents should be an active part in preserving the investments we have made.

8. Jim Smith informed the board and residents that someone intentionally cut the irrigation water feeding lines. These will be repaired/replaced as soon as possible. In addition, someone has intentionally removed plants from the front entrance plantings. The camera system cannot pick this up due to the location of cameras and lighting. Someone had to have seen something. Please report any suspicious activity to the board when you see it. This malicious behavior is costing us all.
9. Meeting was Adjourned.