

MONTEGO BAY HOA

March 7, 2020, 9:30 AM

Janice Stempson, Jim Smith, Kristine Castleman,

Meeting Minutes

1. FINANCIALS:

- Reviewed Financial/Budget Comparison Report
- Reviewed Expenses to Date
- Dues Collected for 2020: \$71,803.41
- Cash on hand: \$ 60,959.62 Regular Account, \$28,386.11 Contingency Fund
- Aging Report: 31 unpaid, late fees added monthly, any unpaid accounts will be turned over to the attorney for liens on property effective April 15, 2020.
- A \$5.00 Handling Fee will be added to each outstanding account to cover expenses for each mailing required to collect past due fees. (To cover postage, paper, printer ink, labels, return address labels and envelopes.) This is permissible under the Articles of Incorporation, Article IV, Section B. This will be retroactively added for all accounts that are not current by April 1, 2020, and will be a continuing policy.

2. PARK AND CABANA:

- PARK MAINTENANCE:
Tennis net is currently down, we will be checking into reinstallation
Tree stump grinding will be investigated
- POOL REPAIRS/PERMIT:
Finally received County permit to replace pool tile. Work will begin hopefully next week. Due to change in Florida State and County regulations, our pool was reclassified as a “commercial pool” and because of this change, the existing tile must be replaced with “Non-Skid” tile to remain open. We have been waiting months for the County to issue this permit.
- WATER FOUNTAIN INSTALLATION:
The fountain to be installed has arrived and we are AGAIN waiting on a County permit to install the fountain.

3. VIOLATIONS:

- Marah Sanchez has been added to the Violations Committee. An additional person will certainly help. If you would like to help, please contact the email address listed below. If you have any questions or would like to report

violations you see, please contact:

Montegobayviolations@gmail.com

- Just this week 15 properties were tagged for lawn parking. Upon follow up, all but three complied within the required 24 hours. Those residents were sent a Violation Notice.
- To clarify for all residents, Lawn Parking is prohibited by OSCEOLA COUNTY ORDINANCES as well as by the HOA Codes, Covenants and Restrictions.

For Clarification:

Osceola County Ordinance 2017-62

An Ordinance of Osceola County:

Dec. 12, 2017 – There shall be no parking of any kind on the grass yard for the front, side or rear portions of the property. Parking in the front yard shall only be allowed upon the approved paved portion of the driveway, which may be permitted by County Code.

The above is enforceable through the actions of the Osceola County Sheriff's Department.

Osceola County Ordinance #99-47

Chapter 23, Article 11, Section 23-28:

No abandoned, in-operable and/or discarded vehicles or parts thereof shall be parked, stored or left on private property located within the un-incorporated limits of Osceola County for a period in excess of 7 days. The presence of such vehicles or parts thereof is hereby declared to be a public nuisance which may be abated in accordance with the provisions of this article. (Ord. No. 99-20, Ord. No. 99-47)

The above is enforceable through the actions of the Osceola County Sheriff's Department.

Montego Bay HOA Codes, Covenants and Restrictions Article VI/2:

No Commercial Vehicles-Vans/Trucks with Signage	Fine: \$100 per day
No campers, boats, trailers, RV's for over 24 hrs.	Fine: \$100 per day
No unlicensed or inoperable vehicles	Fine: \$100 per day
No parking on lawns	Fine: \$ 50 per day

The above is enforceable through Violation by the Montego Bay HOA.

4. Meeting was adjourned.