

MONTEGO BAY HOA

July 4, 2020, 10:00 AM

Janice Stempson, Jim Smith, Kristine Castleman, Marah Sanchez

Meeting Minutes

1. FINANCIALS:

- Reviewed and approved Financial/Budget Comparison Report.
- Reviewed Expenses to Date
- Dues Collected for 2020: \$88,247.71
- Cash on hand: Regular Account: \$53,873.54 Contingency Fund: \$22,686.11
- Aging Report: No Unpaid 2020 HOA Dues, 1 Account with Attorney – Payment Plan

2. Regretfully accepted resignation of Jim Smith, effective July 31 from the HOA Board. His position as Treasurer will be filled by Kristine Castleman. We welcomed Marah Sanchez to the Montego HOA Board in the role of Secretary.

3. Discussed change over arrangements:

Banking: Jim will go to the bank and schedule an appointment for he and Kristine. He let Kristine know the date ASAP. Jim will also order Marah a credit card.

Files: Jim will transfer filing cabinet to Kristine after banking arrangements have been made.

ARA: Jim has reviewed ARA process with Marah. She will be taking over.

SunBizListing: Only required to be updated Annually.

Bonding: Bonding: This has been updated and Marah Sanchez added.

4. PARK AND CABANA:

• PARK MAINTENANCE:

Jim Stempson will take over voluntarily overseeing the park projects
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 has been completed. Cost \$5,650.00. Due to change in Florida State and County regulations, our pool was reclassified in the same category as a “commercial pool” and because of this change, the existing tile was replaced with “Non-Skid” tile to meet code.

- The County Inspector indicated that the pool deck must be repainted within the next 5 months. Bids will be obtained.

5. VIOLATIONS:

- Julio Rodriguez has been added to the Violations Committee. An additional person will certainly help. He will be meeting with Ivette in the near future so she can explain the proper procedures. If you would like to help, please contact the email address listed below. If you have any questions or would like to report violations, please contact: **Montegobayviolations@gmail.com**
- New Violation Notices are being prepared. There will be two. There will be a (white with black ink) "Violation Warning" to notify residents that a violation exists. The second and final will be a (white with RED ink) "Violation Notice" that informs the resident that a fine will be assessed. Printing cost of \$313.47 approved.
- Discussion of Commercial Vehicles: Due to the large number of complaints the board has received regarding commercial vehicles with advertising, the board will be drafting a letter to those properties who frequently keep a small commercial vehicle overnight. They will be given 90 days from the date of the letter to make arrangements to either park the vehicle in their garage or find another place to store it. After the 90 days, the HOA will begin violating/fining for this infraction.
- 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.

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

No Commercial Vehicles-Vans/Trucks with Signage	Fine: \$100 per day
No semis, semi cabs, 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.

6. ANNUAL MEETING: Date and location for the Annual Board Meeting is tentatively set for November 9, 2020, at 7PM. Marah will be contacting the Poincianna fire station to reserve the room.

7. NEWSLETTER: July newsletter will be ready within the next few days and emailed to those who have provided their email addresses. If you would like to update your contact information, please email it to: Montegobay2505@gmail.com.

8. Meeting Adjourned.