

MONTEGO BAY HOA

JULY IN THE BAY



Welcome to the July issue of the newsletter. Another great source of local information and updates is Nextdoor.com. Search for Montego Bay Blvd. Also check out the Montego Bay website at: MontegoBayHOA.org.



Balance on Hand as of 7-1-2020

Operating Checking:

\$ 631.16

Contingency Fund: \$ 22,686.11

Savings Account: \$ 53,242.38

Collections: We currently have only one old account with the attorney. This account is on a payment plan.

YTD Budget Information is available at:

MontegoBayHOA.org

BOARD CHANGES

Unfortunately, Jim Smith announced that he will be resigning from the Board effective July 31, 2020. The community thanks Jim for the countless hours of hard work he has put in to make Montego Bay a better place to live. Thanks Jim!

On a positive note, Marah Sanchez has agreed to join the HOA Board. (Pursuant to Article IV, Section 3 of the HOA By-Laws, his successor shall be selected by the remaining members of the Board.) Marah will hold the position of Secretary. Her primary responsibilities will be Information Technology, Newsletters, and she will be taking on the responsibility of approving Architectural Review Applications. Submission for ARA's should continue to be sent to: Montegobay2505@gmail.com.

With Marah taking over the position of Secretary, Kristine Castleman (previously

Secretary), will replace Jim as the Treasurer of the HOA.

In addition to the above Board changes, Julio Rodriguez has agreed to join the Violations Committee (Ivette Oppenheimer Braithewaite and Salvatore Mozzotta). Julio will be meeting with the Violations Committee in the near future and will be up and running soon.

Questions regarding violations and/or violations may be reported to:

MontegoBayViolations@gmail.com

Thank you all for stepping up to the challenges and keeping us running a full and active Board.

VIOLATIONS WARNING TO ALL RESIDENTS!

Due to the number of complaints from residents, and the recent disregard of community rules, we will be changing the way violations are issued. For any violation you will receive **ONE WHITE VIOLATION WARNING** notifying that you have a HOA Violation. It will indicate the

amount of time you have to correct the issue before a Violation is issued. **IF** the violation is not corrected within the allotted time, **OR** you have a repeated violation, you will receive **ONE** **VIOLATION NOTICE** (printed in red ink) indicating that you will be receiving a Violation in the mail. This letter will indicate the date the fine will begin to be assessed and the daily amount of the fine. When unpaid fines reach \$1,000 a lien will be placed on your property.

Violating neighbors is something no one enjoys, but it must be done to preserve the home values in our community. Please prevent receiving a violation by following the HOA rules.

Codes, Covenants, and Restrictions as well as the By-Laws can be viewed on the HOA website.

If you have any questions regarding a violation or would like to report a violation, please contact:
Montegobayviolations@gmail.com.

POOL & PARK

There has been a lot of activity going on in the pool and park over the last couple of months.

POOL

The community swimming pool has been resurfaced and new non-slip tiles installed. This tile replacement kept the pool closed for several months as we were waiting for permits from Osceola County. During the COVID shut down, their offices were stalled along with the rest of us. The replacement was mandated by the County Health Department and were not an optional installation. This was an expensive project but one that was necessary to keep the pool up to code.

PARK

The park was closed for a period of time due to County mandates related to COVID 19. The park is open again for recreational use. The basketball hoops have been temporarily removed. There was a test opening of the park and the first day there were 20 kids/teens playing basketball in close contact. The decision was made that in order to open the park safely, the best option was to remove the hoops to prevent clusters of individuals in close proximity to each other.



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ANOTHER PARK IMPROVEMENT!

The water fountain for the community has arrived and we are now waiting on County permits and installation.



TRASH/ RECYCLING

As determined by Osceola County, Advanced Disposal. Advanced Disposal will ONLY PICK UP FROM THEIR OWN BINS.

The Board has been contacted by Advanced Disposal and asked to remind all residents that trash/recycle cans must be 6 feet from mail boxes and parked cars. **PLEASE DO NOT BLOCK YOUR NEIGHBORS TRASH PICKUP LOCATION WITH YOUR VEHICLE!**

COLLECTION DAYS:

Yard Waste - Wednesday

Recycle - Wednesday

Trash – Thursday

NOTE: Bins are to be stored on the side of your home or in your garage. Please do not leave them in your driveway or in front of your garage door.