

MONTEGO BAY HOA

January 24, 2021 - 2 PM

Janice Stempson, Camille Serrano, Kristine Castleman, Carlos Oppenheimer

Meeting Minutes

1. FINANCIALS:

- Reviewed status of December BCR prep. It will be posted to the website in a few days.
- Current Bank Balances:
 - Operating Account \$10,497.73
 - Savings Account \$46,488.56
 - Contingency Account \$27,686.11
 - Unpaid dues – notices to be sent to 86 unpaid residents (includes 5 who have made partial payments.)
 - Voted to cancel contracts on unnecessary electronic bank equipment at the end of the lease period. This will reduce bank fees paid.

2. PARK AND CABANA:

- PARK MAINTENANCE:
 - Carlos Oppenheimer has been opening the park in the AM. Thanks to Carlos.
 - There are trees encroaching on our fence/wall area. Contacted KUA who have responded with an email that they will be sending someone out to review and trim.
- POOL REPAIRS - The County Health Inspector indicated that the pool deck must have the deck drains replaced and the shower drain cleaned out. Pool company has arranged for installers to do it. We first checked to see if it was possible to do ourselves. It is not, as they need to be cut out of the concrete decking and replaced with a sealant. **Voted to approve approx. price of \$900** for 55 feet of drainage and installation. Price adjustment may depend on actual footage measurement. **Next inspection 1-27-2021 Peggy Folz**

The County Building inspector **Roberto Escovar** has given the Board a list of modifications that must be made to the pool. **April 15 Deadline for completion.** They include:

Installation of an ADA Approved pool lift. (We have contacted 4 companies and only 1 has responded.) Same unit pricing was research with several other companies on line for purchase without installation. Quote was obtained for purchase and installation from 101 Mobility for \$4,907.73. Includes cover. Will be installed Friday, January 29. Battery can be removed and must be signed out by any guest who wishes to use it. Battery will be charged in the cabana closet. Newsletter notice and sign with info need to be provided. **Voted to approve this expenditure.**

Exit signs must be installed (already taken care of by Carol Oppenheimer)

Exit gate must be operable (already taken care of by Carol Oppenheimer)

Maximum Occupancy Posted (already on the large sign)

Lever handles must be put on inside of restroom doors with push button locks. Contact will be made with locksmiths to obtain quotes.

NO Lifeguard On Duty Sign (taken care of by Carlos Oppenheimer)

Restroom threshold doorways must be slanted for wheelchair access (in progress to be completed by volunteers this week.)

ADA compliant bi-level water fountain must be installed (prices have been researched) \$700 - \$1000. Carlos has arranged to have this installed by a qualified resident of Montego Bay upon confirmation that the installation schematics will work for the location. He will confirm this week. If applicable, **the expenditure was approved.**

3. Reviewed ARA situation. Camille has agreed to assist Marah in handling of ARA's.
4. Scheduled file maintenance meeting for Thursday, January 28 at 2:00 PM.
5. Computer issues
Clean up email – discussed process to clean up and organize completed HOA email records.
6. Board voted to approve the addition of Carol Oppenheimer to the HOA Board.
Welcome, and thank you to Carlos. Carlos will fill the position of Facilities Administrator and take a full voting role on the HOA Board. Arrangements have been made to provide necessary access to all records, etc.
7. Meeting was adjourned.