

MONTEGO BAY HOA

May 30, 2021 – 2:00 PM

Janice Stempson, Camille Serrano, Kristine Castleman, Carlos Oppenheimer, Marah Sanchez

Meeting Minutes

1. FINANCIALS:

- Reviewed status of BCR. It will be posted to the website in a few days.
- Current Bank Balances:
 - Operating Account: \$ 2,749.56
 - Savings Account: \$59,458.34
 - Contingency Account: \$22,778.38
 - TOTAL FUNDS: \$84,986.28
 - Unpaid dues – Payment Plan Status: 2 Properties on Payment Plans
 - Lien Placement: 2 Properties have had liens placed

2. PARK AND CABANA:

- PARK MAINTENANCE:
 1. 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.
 2. Fence quotes: Carlos will be taking over this project and obtaining quotes.
 - Fence Outlet: 407-232-6931 Tomas Tatis – NO Show
 - Osceola Fence Supply: 407-978-6440
 - Superior Fencing: 407-232-7009 – Showed – No Quote
 - Lowes: 407-846-1292
 3. Park Closing: We have heard interest from a resident in taking over the park opening and closing position. Marah will contact Leo to clarify if he is still interested in continuing in his position.
 4. Janice will order a bullhorn to be used to assist in park closing.
 5. Basketball hoops will remain down until the fencing issue is resolved.
 6. Water leak at entrance has been repaired.

- POOL REPAIRS - County Mandates on Pool

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 but he has not contacted us yet.**

They include:

1. Installation of an ADA Approved pool lift - completed
2. Exit signs must be installed - completed
3. Exit gate must be operable - completed
4. Maximum Occupancy Posted - completed
5. Lever handles must be put on inside of restroom doors - completed
6. NO Lifeguard On Duty Sign - completed
7. Restroom threshold doorways must be slanted for wheelchair access.
Camille and Carlos will take care of this project this week.

8. New mandate requires addition to the rules sign regarding maximum depth in feet and inches. Janice will contact Tranquility to determine exact depth and will order the addition to the sign.
9. ADA compliant bi-level water fountain must be installed (prices have been researched) \$700 - \$1000. Carlos will take over this project.
10. Frame around light switch in Men's Restroom has been repaired.
3. Brainwerks Estimate for \$575.00 to update website. Marah will research to determine if this is necessary.
4. Camera issue at the Cabana. Recording off line. The recording device needs to be checked after every storm to be sure it is not knocked off line. Marah will contact Al, the camera man.
5. Notice from Attorney was received regarding changes to next year's Lien requirements. Janice has updated the notices to be used in the future.
6. Rental Limit of 35% as specified in the governing documents has been reached. Janice will contact the attorney regarding how to legally proceed.
7. Pool Key Delivery: We have received pool key requests from residents who have not followed through to pick them up. Marah will contact those residents to distribute the keys and obtain the necessary residents signatures.
8. Camera installation on phones – please contact Marah and set a time so she can install them on your devices.
9. Newsletter article topics were discussed. (Lift article, Securing the Park)n Newsletter is in the works
10. Meeting was adjourned.