

MONTEGO BAY HOA

August 21, 2021 –12:30 PM

Janice Stempson, Terry Atkisson, Carlos Oppenheimer

Meeting Minutes

1. FINANCIALS:

- Current Bank Balances:
 - Operating Account: \$ 4,655.48
 - Savings Account: \$47,242.52
 - Contingency Account: \$22,778.38
 - TOTAL FUNDS: \$73,676.38
- Unpaid dues – Payment Plan Status: 2 Properties on Payment Plans
 - One is current, other has not made a payment in 5 months. Voted to turn delinquent account over to attorney for lien placement.
 - Lien Placement: 2 Properties have had liens placed. On cleared with a check from the attorney today. Other is in contact with the attorney.
- Reviewed Year To Date Budget
- Voted to add convenience fee of 3.5% for HOA dues paid on the website for 2022. Arrangements will be made with bank.
- Voted to add convenience fee of 3.5% on all transactions (i.e. Estoppels and Partial Payments) paid on website. Arrangements will be made with bank.
- Voted to write off unpaid late fees of \$10.00 or less.
- Tabled topic Non-Profit Tax Compliance/Role of CPA pending receipt of more information.
- Voted to turn in unnecessary bank equipment ASAP. This should save the HOA almost \$100 per month.
- Voted to cancel HOA Credit Cards and request issuance of Debit Cards instead.
- Voted to approve ordering an endorsement stamp. Terry will check for bank requirements and order.
- Voted to shop the HOA Insurance with other vendors.

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. Carlos will take over this communication.
 2. Discussed Fence Quotes and basketball hoops. Things will be left as is with the resurgence of COVID.
- 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 was issued but he has not contacted us yet.**

The only two remaining are:

1. New mandate requires addition to the rules sign regarding maximum depth in feet to be added to the Rules Sign. Janice will order the addition to the sign.
2. ADA compliant bi-level water fountain must be installed (prices have been researched) \$700 - \$1000. Carlos will take over this project.

3. CAMERAS:

- Camera issue at the Cabana. The recording device needs to be checked after every storm to be sure it is not knocked off line. One camera is not functioning, Al, the camera man will be stopping by to see what the issue is.

4. LONG TERM RENTAL LIMIT OF 35% - as specified in the governing documents. Voted on a plan to attempt to track all current rentals.

5. POOL KEY DELIVERY: We have received pool key requests from residents who have not followed through to pick them up. Janice will retrieve all keys pending pick up and back out of the system.

6. BOOK ANNUAL MEETING ROOM - Janice contacted the Sheriff's Department. Due to COVID they are not accepting outside individuals to use their facilities at this time. Terry will contact the church we have used in the past to see if that is a possibility.

7. ANNUAL MEETING MAILING PREP – documents for mailing are being prepared but will not be finalized until we have secured a location.

8. SUB-COMMITTEES: Discuss possible committees (newsletter, welcome committee, neighborhood watch, violations, decorations) Newsletter article topics were discussed. (Lift article, Securing the Park) This topic was tabled for the time being as we did not have a full board present.

9. VIOLATIONS PROCEDURES: Multiple members of the violations committee are dealing with health issues. We are looking for volunteers to step up and help fill this committee. **PLEASE NOTE: COUNTY VIOLATIONS CAN BE REPORTED BY ANYONE AT OSCEOLA.ORG/govqa.shtml** under Code Enforcement. Simply fill out the form. You can report:

Grass and weeds (lotmow@osceola.org)

Parking of RV's, boats, trucks and trailers

Accumulation of garbage, trash and debris

Abandoned property (including vehicles, furniture, machinery, etc.)

The website also lists common code violations.

10. Meeting Adjourned