

MONTEGO BAY HOA

October 9, 2021 –12:30 PM

Janice Stempson, Camilia Serrano, Terry Atkisson, Marah Sanchez,

Meeting Minutes

1. FINANCIALS:

- Current Bank Balances:
 - Operating Account: \$ 1,948.48
 - Savings Account: \$ 42,926.41
 - Contingency Account: \$ 22,778.28
 - TOTAL FUNDS: \$ 67,653.17
 - Unpaid dues – \$377.34 (2 properties)
 - Lien Placement – October 24 an additional lien will be placed on one property. This property was on a payment plan and has not made a payment since March, 2021.
- Reviewed Year To Date Budget
- Prepared 2022 Budget
- After looking at the 2022 Budget (with increases of 17% announced by KUA for 2022, additional insurance premiums, and other rising expenses) the Board voted to increase the 2022 HOA Dues to \$455.00 per property. This represents a 6% increase.
- Discussed Website Fraudulent Deposits coming in to our account that should not be. Terry is working with the bank and Merchant Services to get these funds transferred back to where they came from.
- Discussed additional security that can be added to prevent errors such as this in the future. We will be changing to a platform designed for Non-Profit Corporations that will provide additional information and be more secure. Board voted to approve \$1,725.00 to complete this change over. This is expected to be completed by the end of October so that the payment portal will be ready before 2022 Annual Assessments begin to come in.
- Discussed topic Non-Profit Tax Compliance/Role of CPA. Terry will take care of filings.
- Discussed the current Property and Casualty Insurance premium renewal. The premium increased nearly \$1,000. This coverage was shopped to other insurance carriers and what we are currently paying is as good as we can get at this time.

2. ANNUAL MEETING MAILING PREP

Prepared documents for the Annual Meeting Mailing. They will include: Annual Letter, 2022 HOA Dues Bill, 2022 Proposed Budget, and Proxy. Mailing will go out on Tuesday.

Voted to purchase a reusable sign to notify residents of the annual meeting. This will be posted at the front of the development. (This is required under the by-laws.)

3. PARK AND CABANA:

- PARK MAINTENANCE:

1. Discussed water issue in irrigation system. Board received a notification from TOHO that our usage has dramatically increased. There are two systems, pool and irrigation. Pool system is fine. It has been determined we have an underground water leak in the irrigation system. TOHO was called out and the system shut down until we can determine the location of the leak and have it repaired. At the time of the shutdown it was pouring out 5,000 gallons a day.

- POOL REPAIRS - County Mandates on Pool

1. ADA compliant bi-level water fountain must be installed (prices have been researched) \$700 - \$1000. Carlos will take over this project.

2. **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.

4. Meeting Adjourned