

ANNUAL MONTEGO BAY HOA BOARD MEETING

Tuesday, November 9, 2021 - 7:00 PM

Montego Bay Cabana, 2505 Montego Bay Blvd., Kissimmee, FL 34746

Board Members: Janice Stempson, Camille Serrano, Terry Atkisson, Marah Sanchez, Carlos Oppenheimer

Email: Montegobay2505@gmail.com Phone: 407-506-8697 Website: MontegobayHOA.org

MINUTES

1. Financial:

Balance on Hand 11-1-21: Contingency Funds \$ 22,778.38 Regular Funds \$19,641.40

Projected Expenses to End of 2021: \$13,000.00

Projected Carryover from 2021: \$ 6,000.00

Contingency Fund: \$ 22,778.38

Prepaid 2022 Dues: \$ 3,230.00

HOA Dues Income: \$ 90,500.00 (\$ 93,730.00)

Projected 2022 Total Assets Available: \$122,508.38

Reviewed Financial Budget Comparison Report to Date (Nov. 1, 2021)

Reviewed Budget for 2022 and considerations for increase:

- 17% increase notification from KUA
- Irrigation repairs
- Cost of inflation increases across the board
- Insurance premium increases

2. Discuss Attorney fees, aging report, liens:

Year to Date Legal Fees: \$ 94.50 Current Aging Report - \$55.00 on payment plan

Liens to be placed on properties with unpaid HOA fees by April 15, 2022

3. Remind Residents of Dues Payment Options: \$455.00

Check to 2505 Montego Bay Blvd.

Website Payments with Debit or Credit Card – additional convenience fee will be added

4. Discuss information on the Website: MontegobayHOA.org

Payment Link to PNC

ARA Form

Contact Information

Resident/Tenant Information Form

Estoppel Requests

Governing documents

Current Contracts

Financial Reports

Board Meeting Minutes

Newsletters

5. Necessary Projects for 2022:

Pool inspection mandates from county of:

Install ADA compliant water fountain

Additional signage (New Florida State requirement)

6. Possible Projects for 2022: WE ARE LOOKING FOR VOLUNTEERS TO HELP DEFRAY COSTS

new signage for entrance

paint entry/exterior development walls

possible extension of exterior development walls (reusing fence for parking area)

7. Completed Projects 2022

Updated Cabana bathrooms to become ADA compliant

Replaced pool automatic chlorinator

Installed ADA Compliant Handicapped Pool Lift

Website payment updates

Turned in unnecessary bank equipment (fee savings)

8. Open the Meeting for Comments and Questions:

Resident Comments and Discussions:

1. Discussion was held regarding the Convenience Fee that will be added to on line payments. The past few years the HOA has been absorbing the convenience fee for on line payments. That has

been changed for the 2022 Dues Payments. The resident will be assessed a 2.5% +.30 fee (approximately \$14.00). Some residents raised concerns that the HOA had been absorbing them in the past. Board explanation indicated that prior to having credit cards as an option, we did not get 100% payment. Since implementation, we have 100% payment. The board determined that in the first few years it was worth it to actually be able to collect 100% dues. Now that people are more comfortable paying on line, the convenience fee cost has been transferred to the resident.

2. There were questions raised regarding the amount of bank fees the HOA paid in 2021. This is directly related to the above. The convenience fee is included in the "Bank Fees" expense. As indicated above, that will decrease dramatically. In addition, the board has returned several pieces of banking equipment that were on lease. This will also decrease the "Bank Fees".
3. Questions were raised on how the lien process works. Residents who have a lien placed on their property will be responsible for attorney lien placement fees. Once a property moves to foreclosure (90 days after lien placement), the attorney fees must be paid by the HOA but are recovered eventually, following settlement or foreclosure.
4. Concerns were raised over the rumored \$10,000 increase in landscaping fees. The landscaping budget was increased by \$3,000 over 2021. The current contractor had not had an increase in four years and negotiated a 5 year contract with a \$250.00 per month increase. What most residents only see is only a portion of the grounds that are being maintained. There is a huge area surrounding the property that is now being maintained as well.
5. Budget item of \$1,000 a year for development front replanting was challenged. (\$500.00 changed out 2x per year.) A resident believed they could do it cheaper next spring and the board welcomes his quote for that service. (To include: Weed barrier fabric, plantings, and mulch.)
6. A lengthy discussion was held regarding the difference between the budget items of "Maintenance and Repairs" and "Common Area Improvements". The board clarified that Maintenance and Repairs are items that we currently have that need service and/or repair while the category of Improvements are things that are added to the common area.
7. Question was raised why we are budgeting two times for pool maintenance. In explanation: "Pool Service" is the daily required servicing of the actual pool itself. "Pool Maintenance and Repair" is for mechanical issues related to the pool equipment. The third is "Pond Maintenance" which is the required chemical treatment of the ponds on the HOA property.
8. Meeting was Adjourned

**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
Abandoned property (including vehicles, unlicensed vehicles, furniture, machinery, etc.)
Accumulation of garbage, trash and debris
The website also lists common code violations.**