

MONTEGO BAY HOA BOARD MEETING

Thursday, November 14, 2023, 7:00 PM

2603 Montego Bay Blvd., Kissimmee, Florida 34746

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

MINUTES

Camille Serrano, President

Patricia Ortiz, Vice President

Teresa Atkisson, Treasurer

Jan Norman, Secretary

Mike Mishko, Maintenance Director (absent)

Maria Cevallos-Valderramos- Matter of Factor

SEE SIGN IN SHEET

1. Welcome to everyone for coming to the annual meeting and supporting the Board during the year of 2023. We hope to keep this meeting less than 2 hours and will reserve the last 30 minutes for comments, questions and answers.

2. Current Financial:

Balance on Hand 10/31/2023: Contingency Funds \$ 22,778.38 Regular Funds \$51,136.55
Totaling \$73,914.93 Dues for 2023 collected \$91,844.83, remaining to be paid \$1,365.00

Work completed in the year of 2023

Repaired pool system cover
Cleaned common area after hurricane
Pressure washed tennis court and sidewalks
Repaired Parking lot gate
Repaired and replaced part of the irrigation system
Replaced 3 camera and antennas (damaged from hurricane and partially covered by insurance)
Replaced roof on cabana (damaged from hurricane and partially covered by insurance)
Repaired electrical in cabana, front entrance and irrigation system
Repaired Cabana restroom doors (Lighting and Locks to be ADA compliant)
Replaced signage at pool
Painted Cabana
Painted front walls
Repaired Pool restroom exhaust fans
Removed water fountain in pool area (not ADA compliant)

Pending repairs :

- Resurface Parking Lot
- Repair underwater pool light and metal ladder at pool (contractor waiting for materials to arrive)

Currently working funds available----	\$51,136.55
Three months of estimated monthly expenses--	\$18,870.59 average of Nov 23 thru Dec. 23
Remaining dues and interest to be collected-----	\$ 1,365.00 (not included in working funds)
Working funds to be available-----	\$33,630.96

- a. Remind Residents of Dues Payment did not increase and remain \$455.00. This will maintain a 3 month budget in reserve.
- b. Stage Law has filed liens and foreclosure form to the court for unpaid debt. Foreclosure auction is scheduled for December 7, 2023.

- c. Notice of renewal of Insurance has been issued and reinstated. Current insurance does not include damage from wind. This includes hurricanes. Research indicated no insurance company will cover wind damage on commercial contracts. Tried to do an extension to the contract and had no takers.

3. Discuss information on the Website: MontegobayHOA.org

Architectural Review Application Form-13 forms have been approved
Resident/Tenant Information Form- Mail letter to all residents for updated information
Estoppel Requests – 24 requests for estoppels certificates have been issued
Financial Reports- report posted on website through October 31, 2023
Board Meeting Minutes – Minutes are posted on website

4. Necessary Projects for 2023:

Plant bushes/flowers in front planters
Repair Montego Bay Sign – “Y”

5. Possible Projects for 2024:

Construct 20' x 12' picnic pergola
Picnic tables from Poinciana High School carpentry program will be placed in cabana.
Add 2 additional cameras to system to cover playground and back walking track and pergola

6. Violations, Permits:

- a. 135 Violation warnings issued were resolved
Issues include: Mowing of grass, plants/Shrubs/Bushes must be maintained and trimmed
Garbage container must be stored on the side of the home
Large vehicles, RVs, boats, buses, semi-cabs, and trailers are not permitted
No parking on grass or blocking sidewalks
- b. Discussion on permits
 - 1. Question from resident about barber shop and daycare in neighborhood. BOD asked for more info and advised resident to contact Code Enforcement.

7. Open the Meeting for new business , comments and questions:

Discussion on putting revised amending the governing document

8. Thank you for coming this meeting 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 (include vehicles, furniture, machinery, etc.)

Accumulation of garbage, trash and debris

The website also lists common code violations.