

MONTEGO BAY HOA BOARD MEETING

Thursday, October 10, 2023 2:00 PM

2603 Montego Bay Blvd., Kissimmee, Florida 34746

Board Members: Carmille Serrano, Patricia Ortiz, Teresa Atkisson, Jan Norman, Michael Mishko

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

MINUTES

Attendees:

Terry Atkisson

Camille Serrano

Patrice Ortiz (absent)

Jan Norman

Mike Mishko

Maria Cevallos-Vanderramos (absent)

1. Approve September 19, 2023 meeting at park area to discuss Pergola in park area. Also walked pool area. Must replace locksets at tennis court & front pool gate, add locksets back pool gate & gate to street, remove drinking fountain, add mesh screen at new locksets to close pool permit.

2. Current Financial:

Balance on Hand 9/30/2023: Contingency Funds \$ 22,778.38 Regular Funds \$65,468.31

Totaling \$88,246.69 Dues for 2023 collected \$91,844.83, remaining to be paid \$1,365.00

Review repairs :

- Resurface Parking Lot—Est. \$10,000 pending. 1 quote for \$8,900 includes reinstall existing bumpers. 2nd quote for \$7,800 does not include reinstall bollards.

Currently working funds available----	\$65,468.31
Three months of estimated monthly expenses--	\$36,606.93 average of Oct 22 thru Dec. 22
irs pending payment -----	\$.00
Remaining dues and interest to be collected----	\$ 1,427.07
Working funds to be available-----	\$30,288.45

- a. Remind Residents of Dues Payment Options: \$455.00
- b. Stage law has filed the foreclosure form to the court. Date will be issued to the court for signing.
- c. Violations - 28 warnings issued were resolved within the given time frame except boat.
- d. A Notice of Nonrenewal of Insurance has been issued stating as of 10/09/2023 the insurance will expire. Contacted our agent at Ford Insurance to obtain 3 quotes for policies comparable to what we current have. Old liability insurance \$8300. New liability insurance \$5800 without wind coverage (not available). Property \$960. BOD voted to accept new insurance company at lower price.

3. Discuss information on the Website: MontegobayHOA.org

ARA Form-7 forms have been approved

Contact- Contact listing has been verified.

Resident/Tenant Information Form- Mail letter to all residents for updated information

Estoppel Requests – 2 request for estoppels and completed

Camera needing to be repair and installed in park area

Financial Reports- report posted on website 2023 through September 30,2023

Board Meeting Minutes - Post agenda and minutes on website

4. Necessary Projects for 2023:

License plate need replacing. Existing camera doesn't work after dark. Approximately \$1100 for new camera. Also discussed adding 2 more cameras with new poles with solar power, \$6300. Approved pending Mike's 7 day review.
Resurface parking lot- 2 estimates, approximately \$9,000 each estimate.
Repair/replace blocking posts
Place metal plate under gate track after repaving
Plant bushes/flowers in front planters (thorns) Est. \$500
Repair Montego Bay Sign – "Y" Est. \$300. Email GSI signs for estimate
Prepare Annual HOA meeting letter and attachments for Nov. 14th, 2023 to be mailed by 10/14/23 (Postage\$350.00- Printing approximately \$550.00). Labels printed 10/11/23.

5. Possible Projects for 2023:

Construct picnic cabana – what about a pergola with confederate? Find out price for picnic table from Poinciana High School carpentry program. \$160 painted. \$11,500 for 12x20 w/engineering and installed. \$2,500 metal fabricate only.

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

Picnic?
Discussion on putting for amendments to the govern documents.
Permits required
Discuss violations
Add Whatsapp on HOA cellphone for overseas owner contact

7. Scheduled next board meeting for Thursday, November 12th at 2pm and meeting adjourned.

PLEASE NOTE: COUNTY VIOLATIONS CAN BE REPORTED BY ANYONE AT [OSCEOLA.ORG/govqa.shtml](https://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, furniture, machinery, etc.)

Accumulation of garbage, trash and debris

The website also lists common code violations.