

MONTEGO BAY HOA BOARD MEETING

Thursday, January 18, 2024 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 Serranto

Patrice Ortiz (absent)

Jan Norman

Mike Mishko

Maria Cevallos-Vanderramos

1. Approved October and November 2023 meeting minutes.
December 14, 2023 canceled.

2. Current Financial:

Balance on Hand 12/31/2023: Contingency Funds \$ 22,778.38 Regular Funds \$76,953.98
Totaling \$99,732.36 Dues for 2023 remaining to be paid \$937.52. Leins have been placed.
Dues for 2024 that have been collected as of January 16, 2024 are \$54,663.75. Remaining dues
for 2024 to be collected \$39,176.25. Two (2) have made payment arrangements.

Legal fees and 2023 dues paid and received for 2609 Montego Bay Blvd. totaled \$2,873.77.
Two lots total \$937.52 has liens, One (1) on payment arrangements and the other in legal action
because resident is 91 year old and is in nursing home.

Refund of credit balances from 2023 dues overpayment of \$3,639.67. BOD approved reimbursing any who
have already paid 2024. Terry to contact all others.

Contingency funds available for repairs and new projects, \$40,000, this will leave currently
\$37,000 plus \$22,778.90 in current contingency certificate fund. Also, \$39, 176.25 in remaining dues
to be collected.

3. Project review

Camera installed for night vision license plate, old camera moved for additional view of
parking lot, and inactive camera repaired and activated.

Repaired pool stairs and underwater pool lighting, required by Health Dept and to comply
with ADA standards.

4. Projects for 2024 Estimate cost is \$25,000

Resurface parking lot- 2 estimates, approximately \$10,000 each estimate. Mike to follow
up.

Repair/replace blocking posts. If self perform, contact Heidi at Surplus steel to a 21' 4-6"
diameter pipe cut into 3 equal pieces, and delivered.

Place metal plate under gate track after repaving Est. \$500.00

Jan volunteered to help repaint the rolling gate.

Plant bushes/flowers in front planters (thorns) Est. \$700.00. All look at outside hedge.

Repair Montego Bay Sign – “Y” Est. \$300. Email GSI signs for estimate

Construct picnic cabana and planting jasmine. Estimate \$10,000. BOD approved only \$5,000. Maria to check price, size, and install price at Sams. Camille to check same at Lowes.

Purchase picnic tables from Poinciana High School carpentry program. Estimate \$320.00. Jan to contact Irwin Inwood, carpentry instructor, about flexseal cost and can his students install pergola.

Repair gates and locks on Pool, tennis court and front gates to close 2020 pool permit. Est. \$ 3,000. McNichols sells the mesh screen.

5. Possible Projects for 2024: Estimated Cost \$10,000

Resurface walking trail. Est. \$2,000. Tar coat or thin coat?

Two (2) outdoor metal tables with seats \$2,400. BOD voted round, blue. Confirm existing colors before final decision.

Four (4) outdoor metal benches, one (1) with back \$750 and one (1) without back \$5,000. BOD voted red.

Inspect existing playground toys and purchase two (2) new toys Est. \$2,000. Terry to check with insurance about added cost.

Paint back community walls. Est. \$3,000

Women’s toilet sign missing. Terry to order.

Paint yellow curbs at bus stop. Jan to mark 30’ from stop sign and 20’ all directions from crosswalk.

6. New Business

Vandalism on front wall twice, required repainting by residents on same day. The Christmas wreathes were also destroyed, which will require replacement before holiday if approved by committee. Terry to check online for largest wreathes.

Warnings and Violations

Computer from front office be assigned to the Secretary position with software support so Secretary can write newsletter to residents

7. Scheduled next board meeting for Thursday, February 15th at 2pm and meeting adjourned.

