

MONTEGO BAY HOA BOARD MEETING

Thursday, April 19, 2023 2:00 PM

2603 Montego Bay Blvd., Kissimmee, Florida 34746

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

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

AGENDA

Minutes of February 9, 2023 of board meeting

On January 7, 2023 Marah Sanchez resigned as Secretary. **Noted**

On January 14, 2023, Carmelia Serrano and Teresa Atkisson voted to approve Michael Mishko as Facilities Director. **Noted**

January 16, 2023- 1. Michael Mishko and Teresa Atkisson voted Carmelia Serrano as President - **Noted**

2. Carmelia Serrano, Teresa Atkisson and Michael Mishko voted Patricia Ortiz as Vice President - **Noted**

3. Carmelia Serrano, Teresa Atkisson, Patricia Ortiz and Michael Mishko voted Janice Norman as Secretary.- **Noted**

4. Discussion on having Maria Cevallos- Valderramos in a Matter-of-factor position to sit in on Board meeting. She would have the opportunity to review the meeting and bring to the board any issues the board may not be aware. The position would not have any voting power but would have a voice of the committee. Vote was tabled until Maria was contacted to see if she would be interested. -**Approved**

Discussion on Financial, foreclosure updated, past due notices discussed go out on Feb 1, 2023, website improvements, projects completed, ongoing projects and future projects. **Completed**

Approved by board: Repave parking lot, repair Blocking posts in parking lot, place metal plate under gate track once paving is complete, Paint the Cabana after reroof is completed, plant bushes/flower in front planter and Repair Montego Bay Sign.

Bids for approval for repairs and improvements would go obtained by Michael Mishko and lowest bid awarded up to \$5,000 once the project is approved by the Board. Over 5,000 will have to be approved by at least 3 board members. Emergency repairs and work will need to be approved by the President and Treasurer for funding. **Approved**

Future projects: Paint front wall and entrance. **Approved**

Review construction of picnic cabana in park area, further discussion required.

Scheduled Next Board Meeting to be determined and Meeting -Adjured.

1. Current Financial:

Balance on Hand 3-31-23: Contingency Funds \$ 22,778.38 Regular Funds \$90,699.15

Totaling \$113,447.53 Dues for 2023 collected \$90,829.40, remaining to be paid \$3,967.12

Review repairs :

- Camera's repair \$818.75 paid
- Cabana Roofing \$7,200 paid
- Painting Cabana-- \$2,600.00 paid
- Electrical Common Area Repairs- \$2695.00 paid
- Electrical Cabana Repairs-\$600.00 Paid
- Irrigation Repairs-\$945.00 paid
- Resurface Parking Lot—Est. \$10,000 pending

Currently working funds available----	\$90,829.40
Nine months of monthly expenses--	\$63,000.00
Repairs pending payment -----	\$.00
Remaining dues to be collected-----	\$ 2,900.60
Working funds to be available-----	\$30,730.00

2. Remind Residents of Dues Payment Options: \$455.00
3. Past Due Notices send on March 3, 2023 with increase to \$468.76
4. Letter sent April 4, 2023 with increase to \$475.79 and notification of Lien
5. Website Payments with Debit or Credit Card – additional convenience fee will be added
6. Maria Cevallos-Valderramos has agreed to the position of Matter-of factor
7. Affidavit of amount due and owing- 2609 Montego Bay Blvd. Association owed \$5,225.96 after payment applied of \$ 2,221.72. Notary paper to be filed
8. Replace and install new signs.

9. Discuss information on the Website: MontegobayHOA.orgM

Payment Link to PNC	ARA Form
Contact Information	Resident/Tenant Information Form
Estoppel Requests	Governing documents
Current Contracts	Financial Reports
Board Meeting Minutes	Newsletters

10. Necessary Projects for 2023:

Repair Parking Lot Surface—Bid- \$8,900

Repair/replace blocking posts-

Place metal plate under gate track-

Paint All Walls to match Cabana—Bids- \$3,800 and \$3,400

Plant bushes/flowers in front planters

Repair Montego Bay Sign

11. Possible Projects for 2023:

Construct picnic cabana

12. Open the Meeting for Comments and Questions:

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, furniture, machinery, etc.) Accumulation of garbage, trash and debris

The website also lists common code violations.