

MONTEGO BAY HOA BOARD MEETING

Thursday, June 15, 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

MINUTES

Minutes of June15, 2023 of board meeting

Attendees:

Terry Atkisson

Camille Serranto

Patrice Ortiz

Jan Norman

Mike Mishko

Maria Cevallos-Vanderramos (absent)

1. Approved April 19th meeting minutes.

2. Current Financial:

Balance on Hand 5-31-23: Contingency Funds \$ 22,778.38 Regular Funds \$85,144.83

Totaling \$107,923.21 Dues for 2023 collected \$91,844.83, remaining to be paid \$1,703.16

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 bumpers.
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Currently working funds available---- \$85,144.83

5 months of expenses-- \$49,000.00

Repairs pending payment ----- \$.00

Remaining dues to be collected---- \$ 1,703.16

Working funds to be available----- \$36,144.83

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

b. Past Due Notices send on april 4, 2023 with increase to \$475.79

c. Lien and assessment letters (4 assessment letters sent on June7, 2023 totalling \$1,703.16 giving 30 days to pay per the law before forward to the attorney for lien.

d. 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. Awaiting court date to be issued

e. Violations – 27 violations issued for trash cans, lawn mowing, edging and trimming, parking cards on lawn, trash in yard, fencing and food truck

3. Discuss information on the Website: MontegobayHOA.orgM

Payment Link to PNC

ARA Form

Contact Information

Resident/Tenant Information Form – mail letter to all current residents for updated info

Estoppel Requests

Governing documents

Current Contacts

Financial Reports

Board Meeting Minutes

Newsletters – discussed texting or emailing all residents link

4. Necessary Projects for 2023:

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”
Repair or replace drinking fountain – Est cost \$9—plus plumbing fees

5. Possible Projects for 2023:

Construct picnic cabana – what about a pergola with confederate jasmine? Find out price for picnic table from Poinciana High School carpentry program.

Replace & install new signs (no soliciting)

6. Open the Meeting for Comments and Questions:

- a. Tennis court not used? Resurface next year?
- b. Mike needs contact info to open pool equipment fence.

7. Scheduled next board meeting for August 17th 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.