

MONTIGO BAY HOA BOARD MEETING

Thursday, August 17, 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

Jan Norman

Mike Mishko

Maria Cevallos-Vanderramos (absent)

1. Approve June 15, 2023 meeting minutes.

2. Current Financial:

Balance on Hand 7-30-23: Contingency Funds \$ 22,778.38 Regular Funds \$75,239.39

Totaling \$98,018.35 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----	\$75,239.39
Five months of estimated monthly expenses--	\$42,000.00 average of Aug.22 thru Dec. 22
Repairs pending payment -----	\$.00
Remaining dues and interest to be collected-----	\$ 1,427.07
Working funds to be available-----	\$34,666.46

- a. Remind Residents of Dues Payment Options: \$455.00
- b. Lien and assessment letters. (Three (3) assessment letters sent on June 7, 2023. Properties which have not paid were sent to Stage Law to file liens on July 25, 2023.
- c. Stage law has filed the foreclosure form to the court. Date will be issued to the court for signing.
- 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. Patrice suggested Kim Insurance.

3. Discuss information on the Website: MontegobayHOA.org

Payment Link to PNC - moved \$22,778.38 into an 4.51% interest baring certificate for 8 months. Interest that will be gained at the end of 8 months is approximately \$1030.00. Notified PNC bank of corporate charge and so Annette Castro is looking into the matter

ARA Form- 4 forms have been approved

Contact- review contact listing is in process. Ongoing as of 8/17

Resident/Tenant Information Form- Mail letter to all residents for updated information.
Ongoing as of 8/17

Estoppel Requests – 3 request for estoppels and completed

Governing documents- up for review. Ongoing as of 8/17

Current Contracts - Check Property listing for current owners . Ongoing as of 8/17

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

Board Meeting Minutes - Post agenda and minutes on website

Newsletters – discussed texting or emailing all residents link

4. Necessary Projects for 2023:

Resurface parking lot- 2 estimates, approximately \$9,000 each estimate.

Repair/replace blocking posts/bollards

Place metal plate under gate track after repaving

Plant bushes/flowers in front planters Est. \$500

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

Repair or Replace water drinking fountain- Est. cost \$900 plus plumbing fees. Terry has not received a response from OCBD as of 8/17.

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)

5. Possible Projects for 2023:

Construct picnic cabana – what about a pergola with confederate jasmine? Sam’s Club \$2,599.00 arrives assembled. Terry to find out installation requirements.

\$160 for picnic table from Poinciana High School carpentry program. Purchase 2? Painted dark green. Flexseal before paint?

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

Discussion on voting for amendments to the govern documents. Requires 2/3 of owners present at vote or proxie submitted by 10/9.

Permit required to replace fence; install new fence; widen driveway; install shed, gazebo, any other roof structure; make repairs/changes to exterior of home including roof, doors, windows, siding; or to enclose the porch.

Violations - 15-25 cars parked on grass each morning, 5-10 vehicles parked blocking or partially blocking sidewalk each morning. Still have 4 commercial vehicles, 1 pop-up trailer, and 1 boat parked in our community.

Pool permit still open from 2020. Jan to followup.

Community picnic tentatively scheduled for Saturday, October 21st 2020. HOA to provide hamburgers, hotdogs, and buns.

7. Scheduled next board meeting for Tuesday, September 19th at 5pm at pool. Plan on walking with violation committee.

8. Scheduled following board meeting for Tuesday, October 10th at 2pm and 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 (including vehicles, furniture, machinery, etc.)

Accumulation of garbage, trash and debris

The website also lists common code violations.