

MINUTES OF BOARD MEETING
YACHT HARBOR MANOR PROPERTY OWNERS' ASSOCIATION, INC.
September 22, 2021

Call to Order

Jim called the meeting to order at 6:32 p.m.

Calling of the Roll

Present: Jim Moogan, Fred Jolowski, Marianne Wiegand, & Tom Wharton; Michele Kenney & Josef Chowaniec were excused; Not in attendance – Crystal Moye

Proof of Meeting Notice

Meeting notice signs were posted at both entrances to YHM on Sunday, September 19 indicating time & place. Email notices were also sent to homeowners the same day with accompanying Agenda.

Reading & Disposal of Unapproved Minutes

Fred moved to approve minutes from the August 25 meeting, seconded by Tom, unanimously approved

Officers' Reports

Treasurer's Report:

Fred reviewed our current balance sheet in Josef's absence: Checking account - \$4,890.06 and Reserve Account - \$11,718.50 for a total of \$16,608.56.

Beach Crossover Update: Jim gave a recap of the YHM deeded access to the beach for the benefit of attendees. Stu Cunningham, who is a professional engineer and surveyor, is in the process of rechecking the elevations in preparation of a stamped site plan needed to proceed with the project. With this final document we will be able to proceed with the installation of the crossover after the turtle nesting season that ends on November 1.

Update on New Home Ownerships: Marianne reported that we currently have 4 homes for sale.

Traffic Study Update: After discussion, it was decided that Tom and Fred would put together a brief survey to be emailed out to homeowners to get their input on ideas for slowing down the speed on our streets, particularly Morse and Singer. Marianne will provide them with the posted speeds in neighboring subdivisions to be included in the survey. Fred will coordinate this effort.

2022 Budget Committee: Jim, Tom, Fred, Josef and Kristy Higgins, our bookkeeper, will have a preliminary meeting to begin work on the 2022 budget and report before our October 27 Board meeting. Jim will ask Kristy to provide the Committee with a more detailed breakdown of our finances and our 2021 budget figures. They will also discuss obtaining a YHM credit card.

Landscaping Middle Islands and Ocean Drive: Marianne will ask Brian Bennett to provide 1 single Roebelenii to replace the one in the east middle island that died. Also by the October Board meeting she will submit suggestions for upgrading the area in front of our monuments with more permanent shrubs rather than relying solely on flower beds. Fred would like to see some added cleanup done along the front of YHM out by North Ocean Drive. The City maintains this area but Fred feels that it needs a little more attention; Tom offered to assist him in this endeavor. Additionally, Dave Jonethis offered to assist the Board in getting quotes to replace our electrical boxes and covers in the middle islands; the GFI's are constantly impacted by rain and

shut off lights. Quotes should also include installing an electrical box for each monument; we currently have spotlights but no outlets and possibly consider solar lights.

Committees' Reports: Covenants Committee – No one was present from this Committee. It was suggested that for the October meeting we should discuss Covenants enforcement and ask for a report from the Committee as to pending issues in the community and their suggestions/actions to remedy them.

Miscellaneous Discussion

Holiday Lights: Jim reported that North Star Lighting who did out lights last year has agreed to do the same with no price increase and get them up sooner than last year. Tom offered to help enhance the middle islands and the monuments.

Jim reported that the pending litigation hearing for September was postponed to Nov. 19 via ZOOM (30 minutes). He will check to see if the Board can participate.

Discussion ensued regarding tree branches encroaching on power lines.

Adjournment – Meeting was adjourned 8:00 p.m.

Respectfully submitted,
Marianne Wiegand, Sec, YHM POA, Inc.
September 23, 2021