

**MINUTES – BOARD OF DIRECTORS  
YACHT HARBOR MANOR PROPERTY OWNERS ASSOCIATION, INC.  
MONTHLY MEETING  
May 22, 2019**

**MEMBERS PRESENT:**

Fred Jolowski – President  
Nat Nason – Vice President  
Marianne Wiegand – Secretary  
Joe Chowanec – Treasurer  
Fred Dioguardi – Director

Jim Moogan – Director (not present)

**CALL TO ORDER**

Fred Jolowski, President, called the meeting to order at 6:30 p.m.

**PROOF OF MEETING NOTICE**

Meeting notice signs were posted at both entrances to YHM on Saturday May 18 prior to meeting indicating location and time.

**APPROVAL OF MINUTES FROM April 24 and Special Meeting May 1, 2019**

Minutes from both April & May were reviewed. Nat Nason moved to approve both sets of minutes, seconded by Josef C. Minutes were unanimously approved.

**NEW STREET SIGNS**

Julie Botel is still trying to schedule a meeting between YHM and the City to review and execute an Agreement to purchase/install new street signs. Nat moved to redo the Agreement to eliminate Paragraph #4 and replace this paragraph with a statement that YHM Board of Directors will have approval rights over any bid that comes from Giannetti's vendor(s) and installation. This needed to be added if the City still held the position that Giannetti Construction submit a bid along with the 3 already obtained by YHM Board. This motion was seconded by Josef C. and unanimously approved.

**SECURITY CAMERAS**

3 bids were obtained by Fred J. from Praetas Technologies, Intelli-Tec Security and YSC. These quotes covered hardware and installation, not maintenance/support, etc. After much discussion it was decided not to make any decision on this item until such time information/costs were obtained relative to maintenance, tech support, internet connection, monitoring, etc. From the audience, David Jonethis offer to assist in this effort.

**MORTGAGE FORECLOSURE**

Fred J./Yacht Harbor Manor was served a summons relative to a mortgage foreclosure by Wells Fargo on one of the YHM homes. Nat explained that this action was taken so the bank can avail itself of safe harbor with a lookback period of 12 months. The summons required a written response within 20 days of date of notice. Fred J. moved to have Nat respond to Wells Fargo and Fred D. seconded the motion. Nat abstained from this vote. Motion unanimously approved.

## **SOLAR PANELS**

Owners of 1050 Morse Blvd called Fred J. to see if Board needed to approve their plans for solar panels. Discussion ensued; solar panels are not covered in our covenants. Homeowners will be asked to submit their formal plans to our architectural engineer for review and advise Board accordingly.

## **DIRECTORS' REPORTS**

Fred D. presented a quote he received from Sea Breeze Community Management Services, Inc., that provides oversight and execution of community covenants. This is an alternative to having a homeowner or committee of homeowners do the oversight. Directors will take time to review this consideration and discuss in more depth at next meeting.

Marianne asked the Board, and got an OK, to pursue taking down the previous website to avoid confusion. Relative to middle islands, she will pursue just a couple more punch list items. The west middle island now has a water meter so YHM will be charged for water usage moving forward.

Josef C., Treasurer, reported a balance of \$26,193.51 in checking account and \$17,708.36 in the reserve account. Accounts receivables total \$6,955.00 bringing the total current assets to \$50,856.87.

## **ADJOURNMENT**

Having no further business, the meeting was adjourned around 7:30 p.m.

Respectfully submitted,  
Marianne Wiegand  
Secretary YHMPOA  
May 22, 2019