

MINUTES OF BOARD MEETING
YACHT HARBOR MANOR PROPERTY OWNERS' ASSOCIATION, INC.
December 8, 2021
(unapproved)

Call to Order

Jim called the meeting to order at 6:30 p.m.

Calling of the Roll

Present: Jim Moogan, Fred Jolowski, Marianne Wiegand, Tom Wharton & Michele Kenney;

Not in attendance –Josef Chowaniec (excused) & Crystal Moye

Proof of Meeting Notice

Meeting notice signs were posted at both entrances to YHM on Saturday, December 4, indicating time & place. Email notices were also sent to homeowners on Monday, December 6 with accompanying Agenda.

Reading & Disposal of Unapproved Minutes

Fred moved to approve minutes from the October 27 meeting, seconded by Michele, unanimously approved.

Officers' Reports

Treasurer's Report:

In Josef's absence Jim reviewed our current finances: Checking account - \$1,898.96 and Reserve Account - \$11,718.70 for a total of \$13,617.66 less -\$30 journal entry adjustment bringing balance to \$13,587.66. Jim also reviewed a more detailed Profit & Loss Budget vs. Actual statement through December 8 provided by our bookkeeper & 2022 Budget. This information will be provided to homeowners at 2022 Annual meeting, January 26, 2022.

2022 Budget Review & Approval:

Representing the Budget Committee (Jim Moogan, Fred Jolowski, Josef Chowaniec & Kristy Higgins), Jim reviewed with the Board each item. The Committee decided not to raise the annual assessment of \$155. Fred moved to approve, seconded by Tom, unanimously approved.

2022 Board of Directors & 2022 Covenants Committee:

At the October Board Meeting it was agreed that a letter be sent to all homeowners asking for volunteers to serve on the Board of Directors or the Covenants Committee. Jeff Bell stepped forward offering his assistance. In addition, all of the current Board members were polled, and all have agreed to remain. No other offers were received to date. We have a full Board of 7 members for 2022.

Relative to the Covenants Committee, Jim extended thanks to Mike Stenbeck and Kendra Wharton for their service. Jim then appointed Jeffrey Bell, Crystal Moye & himself to serve on the Committee. This brings the Committee to a total of 4 with Michele Kenney remaining.

Lighting in Middle Islands & Monuments:

Jim reviewed the issues relative to a temporary loss of power in this area. Unfortunately it delayed the installation of our holiday lights. Moving forward, the Board plans to replace/upgrade some of the much needed electrical infrastructure, both underground and above, in the near future. Much of this is 50+ years old.

Annual Meeting Date/Preparation:

Our Annual Meeting date has been set for January 26, 2022, at the Ambassadors' Center. Invitations will be sent to all homeowners inviting them to attend a social Meet and Greet, followed by the Annual Meeting. We have had many new residents move into YHM in the past 2 years so we hope this will be a great opportunity to welcome them, get to know our neighbors and enjoy each other's company. Refreshments will be catered and Fred and Tom will get wine, beer & soft drinks. Michele will draft an invitation and Marianne will work with possible caterers and manage the RSVP process. The Board will act as a committee for the event.

Update on New Home Ownerships:

Marianne reported that as of this date, there are no homes in YHM on the market.

Committees' Reports:

Covenants Committee – Michele reported that the Committee continues to assist homeowners with their compliance to our Covenants, i.e., roof maintenance and replacement, dock construction, etc. The Committee will address the issue of roofs, in particular, and she welcomed the assistance of the Board in this endeavor. She too thanked Mike & Kendra for serving on the committee and welcomed the new members mentioned above.

Traffic Study – The Board previously decided to address the issue of speeders in our community and reached out to the City of Riviera Beach. This was accomplished in November by utilizing "Survey Monkey", an online app to secure homeowners' input. Committee members consisted of Fred Jolowski, Tom Wharton, Chris & Christina Hall. The results of this survey were reviewed and plans made to continue this effort to a successful conclusion. An additional survey may be sent out to consider residents' preferences before a formal application is filed with the City and final results will be shared with residents. The City will then review our request and if approved, 50% of the residents affected by any proposed changes would be required before any changes could be implemented.

A special thanks goes out to Christina & Chris Hall for preparing and administering the survey, providing all residents an easy tool for sharing their concerns with this Board. Again, many thanks, Chris & Christina!!!!

Miscellaneous Discussion

None

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

Respectfully submitted,
Marianne Wiegand, Sec, YHM POA, Inc.
December 8, 2021