

MINUTES OF BOARD MEETING
YACHT HARBOR MANOR PROPERTY OWNERS' ASSOCIATION, INC.
October 27, 2021

Call to Order

Jim called the meeting to order at 6:35 p.m.

Calling of the Roll

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

Not in attendance – Crystal Moye, Josef Chowanec & Tom Wharton

Proof of Meeting Notice

Meeting notice signs were posted at both entrances to YHM on Saturday, October 23 indicating time & ZOOM; Email notices were also sent to homeowners on Sunday October 24 with accompanying Agenda.

Reading & Disposal of Unapproved Minutes

Fred moved to approve minutes from the September 22 meeting, seconded by Michele, unanimously approved

Officers' Reports

Treasurer's Report:

Jim reviewed our current finances in Josef's absence: Checking account - \$3,432.88 and Reserve Account - \$11,718.50 for a total of \$15,151.38. Besides the balance sheet, Jim reviewed a more detailed Profit & Loss Budget vs. Actual provided by our bookkeeper from January 1 through October 27 2021. Jim, Tom, Fred & Josef will have a preliminary 2022 budget meeting on Nov. 1 and make a report at our next meeting.

Beach Crossover Update: Relative to our deed access to the beach, Stu Cunningham, who is a professional engineer and surveyor, has been researching thoroughly the Erosion Control Line on the beach which has been recently updated by the State and County and substantiates what part of the beach is available to the public. This update has been upheld by the US Supreme Court. This new demarcation will be advantageous to us when we advance to having our poles & ropes installed. It is taking quite a while to complete this process but in the end it will be well worth the time. Stu is doing a great job researching this matter and we appreciate his time and expertise. Any costs will be split with Palm Beach Isles who shares this access with YHM.

Update on New Home Ownerships: Marianne reported that of the 4 most recent homes on the market, 3 are now under contract and only 1 is still for sale.

Traffic Study Update: Fred reported that since our last meeting, Chris and Christina Hall have offered their assistance in this issue. Christina gave a presentation of Survey Monkey to secure input from our residents. This will be reviewed and fine-tuned; all present felt it will be a useful tool, the main goal being to curb the speeding in YHM and provide more safety. Marianne will work with them in getting this out to homeowners.

Lighting in Middle Islands: Approximately 3 weeks ago we began to experience lighting/power issues in the middle islands. The east island and monuments issue has been resolved. Dave Josethis got 3 estimates from different electrical companies and today we received a 4th from YSC, the company who installed/maintains our cameras. Their proposal which includes mostly troubleshooting to ascertain what is the best way to move forward was \$671.48. After review, Fred moved to accept YSC's proposal, seconded by Michele, all approved. In the future we will limit 1 outlet at each end of each island rather than 2 as we now have. YSC believes we can install one GFI master switch rather than 1 at each light. This and better sealed boxes over the outlets should alleviate GFIs tripping as has been a continual problem throughout past years.

Committees' Reports: Covenants Committee – Michele reported that Mike Stenbeck has stepped down from the Committee. Thanks go out to Mike for the time he has given this Committee. She asked for help moving forward to address non-compliance issues. Chris Hall offered his assistance and Marianne will also begin to make a few friendly phone calls but we need a more permanent solution to addressing these issues. Michele will put together a listing of the more egregious issues in the hopes of addressing them first.

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 and they will add halo lights at no extra cost. This will commence as soon as we resolve the power issue in the west island. Diana DiMeo requested that “cool white” lights be used with green halo lights at the top of trunks.

The Board decided to combine November & December meetings into one meeting – Wednesday, December 1, 2021.

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

Respectfully submitted,
Marianne Wiegand, Sec, YHM POA, Inc.
October 27, 2021