

**MINUTES OF BOARD MEETING
YACHT HARBOR MANOR PROPERTY OWNERS ASSOCIATION, INC.
August 26, 2020**

MEMBERS PRESENT:

Fred Jolowski - President
Jim Moogan – Vice President
Marianne Wiegand - Secretary
Josef Chowanec – Treasurer

Michelle Kenney - Director
Crystal Moye – Director

Katie Moffitt - Absent

CALL TO ORDER:

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

PROOF OF MEETING NOTICE:

Meeting signs were posted at both entrances to YHM on Saturday, August 22; email notices were sent out to all homeowners on August 22 and "snail mailed" out to 9 homeowners for which we have no emails. The Agenda was attached. There was no meeting in July.

APPROVAL OF MEETING MINUTES June 24, 2020:

Josef moved to approve the above minutes as written, seconded by Jim and unanimously approved.

Updates:

New Website: Using the laptop at Ambassadors' Center Michele showed the new website that we hope to launch after our September meeting. Discussion followed with comments, suggestions, etc. Michele was complimented for the attractive layout, appearance and user-friendly format and will make minor adjustments based on discussions. Jim & Marianne will review recorded documents to be posted on the new site and Rules and Regulations will be reviewed by Board at September meeting in preparation of posting.

2021 Phone Directories: Crystal brought 2 samples of her vision for the new directories and drew kudos for appearance and layout. She will address minor suggestions made by the Board and will return at September's meeting with another version based on suggestions. Well done, Crystal!

Update on 2020 Assessments Owed: Marianne reported that only 1 homeowner has not paid after multiple phone calls, emails, and voicemails. In accordance with our Covenants the homeowner was mailed a letter on August 4, signed by our Treasurer, advising that if not paid by September 1, 2020, lien proceedings would be initiated.

Status of Beach Access: Jim reported that both ownership & elevation surveys have been completed in preparation of installing a poll & rope demarcation through the dune to the beach. Jim will work with Chip Lubeck from Palm Beach Isles, with which we share the easement, to complete final preparations for the demarcation. This project will be completed after November 1.

Balance Sheet: Josef reviewed the Balance Sheet as of August 24, 2020 showing a total Liabilities and Equity balance of \$31,900.79. (Checking Acct \$20,224.06, Reserve Acct \$11,716.73, and Accts Receivable -\$40)

Covenants Committee: Michele reported a new protocol and form she has created for home renovations that is working extremely well. She has mounted a YHM mailbox at her front door for handling plans from homeowners. A number of plans have been processed and all seems to be working efficiently. The form will be posted on the future new website for easy access. It was suggested at this time that a Newsletter go out soon including mention of the new protocol for the benefit of homeowners as well as attaching a copy of the new form.

Directors' Reports: None

Member Comments from the Floor: It was brought to the Board's attention that our YHM entry sign needs some cosmetic attention as well as some minor structural repair which the Board will definitely address.

ADJOURNMENT:

Fred Jolowski adjourned the meeting at 7:50 p.m.

Respectfully Submitted,
Marianne Wiegand, Secretary
August 26, 2020